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GRASSROOTS REALTY GROUP

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3105, 11 Mahogany Row SE Calgary, Alberta

MLS # A2356921

$249,900

Division:	Mahogany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	836 sq.ft.	**Age:**	2013 (13 yrs old)
Beds:	2	**Baths:**	2
Garage:	Heated Garage, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	**Water:**	-
Floors:	Carpet, Cork, Tile	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 513
Basement:	-	**LLD:**	-
Exterior:	Stone, Vinyl Siding, Wood Frame	**Zoning:**	M-X1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Built-in Features, Granite Counters, Open Floorplan, Pantry		

Inclusions: N/A

Wow this is an opportunity! Welcome to easy lake living in the desirable 51 Oak complex in Mahogany! This main-floor condo delivers bright, well-designed living space bathed in excellent afternoon light, complete with the unbeatable convenience of walk-in ground-level access.The smart, dual-wing layout separates the bedrooms on opposite sides of the home for maximum privacy. The primary suite features double closets and a private 4-piece ensuite bath, while the spacious second bedroom includes a walk-in closet and sits adjacent to a second full 4-piece bathroom. At the center of the home, the expansive open kitchen showcases sleek granite countertops and flows seamlessly into the dedicated dining area and living room. From here, patio doors open to your private patio complete with a natural gas line hookup for effortless summer barbecues. Everyday convenience is elevated throughout, featuring in-suite laundry, underground parking, and an on-site daycare conveniently attached right to the building. Living in Mahogany means enjoying year-round resort-style amenities with everything within easy walking distance. You are just a 3-minute stroll to the West Beach to swim, paddleboard, or soak up the sun, and moments from the main beach club and winter skating paths. Stroll to Mahogany Village Market for local dining, groceries, and coffee shops, with quick access to Stoney and Deerfoot Trail. Book your private showing today!

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