# \$350,000 - 1113, 11 Mahogany Row Se, Calgary

MLS® #A2234883

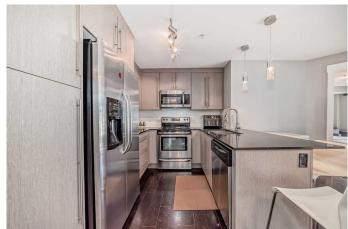
#### \$350,000

2 Bedroom, 2.00 Bathroom, 845 sqft Residential on 0.00 Acres

Mahogany, Calgary, Alberta

Lake living in Mahogany is a dream. If you want to take advantage of true Mahogany living at a great price point, then this bright and beautifully designed easy access ground floor unit truly has it all! With an abundance of natural light, a smart, spacious layout design and NEW FLOORS, this home impresses from the moment you walk in. The bright and open layout is perfect for everyday living and entertaining, featuring large windows in the living room that flood the space with natural light which highlights the upscale finishes throughout the home. Your modern kitchen is set up for cooking and entertaining, it boasts of stainless steel appliances, stylish backsplash, lots of storage space in your sleek cabinets and a generous eat up bar ideal for casual dining or hosting guests. This home offers 2 generously sized bedrooms- perfectly positioned on opposite sides for privacy, 2 full bathrooms, and a dedicated work-from-home station to keep life organized and productive. The primary bedroom is your private retreat, complete with a walk-through closet (lots of space) and a serene ensuite bath. The second bedroom is versatile and spaciousâ€"ideal for kids, guests, or as a flex space to suit your lifestyle. This bedroom also comes with its own full bath. Enjoy your morning coffee or an evening of barbecue on your private balcony. This ground floor offers excellent convenience for pet owners or if you just don't fancy going on elevators. Other everyday conveniences of in-suite laundry, underground







parking, separate storage, and exclusive lake access awaits you. All of this in a location that can't be beatâ€"just steps from the lake, transit, Mahogany Village Market, school, restaurants, cafes, and shops. Time to enjoy that stylish, low-maintenance lifestyle. Call today to book your private tour!

#### Built in 2015

#### **Essential Information**

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Price \$350,000

Bedrooms 2

Bathrooms 2.00

Full Baths 2

Square Footage 845

Acres 0.00

Year Built 2015

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

## **Community Information**

Address 1113, 11 Mahogany Row Se

Subdivision Mahogany

City Calgary
County Calgary
Province Alberta
Postal Code T3M2L6

#### **Amenities**

Amenities Elevator(s), Snow Removal, Trash, Visitor Parking

Parking Spaces 1

Parking Stall, Titled, Underground

#### Interior

Interior Features Chandelier, Granite Counters, Kitchen Island, No Smoking Home,

Walk-In Closet(s), Elevator

Appliances Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer

Stacked, Window Coverings

Heating Baseboard, Natural Gas, Hot Water

Cooling None

# of Stories 4

Basement None

#### **Exterior**

Exterior Features Balcony, BBQ gas line, Storage

Roof Asphalt Shingle

Construction Composite Siding, Stone, Wood Frame

### **Additional Information**

Date Listed June 26th, 2025

Days on Market 8

Zoning M-X1

HOA Fees 437

HOA Fees Freq. ANN

## **Listing Details**

Listing Office eXp Realty

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