

# \$369,900 - 3407, 11 Mahogany Row Se, Calgary

MLS® #A2238576

**\$369,900**

2 Bedroom, 2.00 Bathroom, 855 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

Live Elevated in Mahogany: Calgary's™  
Most Vibrant Lake Community

Step into top-floor living with this modern 2-bedroom, 2-bathroom condo in the heart of Mahogany, where every day feels like a vacation. Designed with a smart open layout, this home features luxury vinyl plank flooring, a sleek kitchen with granite countertops, stainless steel appliances, and ample storage.

Unwind on your private balcony with sweeping panoramic views complete with a gas line for summer BBQs and sunset cocktails. Enjoy the convenience of underground parking, in-suite laundry, and your own storage locker because ease should never be a luxury.

Love the outdoors? You're just a 4-minute stroll to Mahogany's™ West Beach, where paddle boarding, skating, and lakeside lounging are part of everyday life. Whether you're a first-time buyer, a savvy investor, or someone who craves an active lifestyle, this is the ultimate low-maintenance retreat.

Pet-friendly (with board approval) and loaded with value, this one checks every box. Explore the immersive 3D iGuide tour and schedule your private showing today.

Built in 2015

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2238576          |
| Price          | \$369,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 855               |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 3407, 11 Mahogany Row Se |
| Subdivision | Mahogany                 |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3M 2L6                  |

### Amenities

|                |                                                             |
|----------------|-------------------------------------------------------------|
| Amenities      | Beach Access                                                |
| Parking Spaces | 1                                                           |
| Parking        | Heated Garage, Parkade, Secured, Titled, Underground, Guest |
| # of Garages   | 1                                                           |

### Interior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Elevator, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Storage, Walk-In Closet(s), Chandelier             |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Baseboard, Natural Gas, Central                                                                                         |
| Cooling           | None                                                                                                                    |
| # of Stories      | 4                                                                                                                       |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Balcony, BBQ gas line, Courtyard |
| Roof              | Asphalt Shingle                  |

|              |                                        |
|--------------|----------------------------------------|
| Construction | Composite Siding, Concrete, Wood Frame |
| Foundation   | Poured Concrete                        |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 81              |
| Zoning         | M-X1            |
| HOA Fees       | 440             |
| HOA Fees Freq. | ANN             |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.