

**3112, 11 Mahogany Row SE  
Calgary, Alberta**

**MLS # A2255461**



**\$365,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Mahogany                           |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 937 sq.ft.                         | <b>Age:</b>   | 2015 (10 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Parkade, Underground               |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                          |                   |        |
|--------------------|----------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Natural Gas                                   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank                        | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                        | <b>Condo Fee:</b> | \$ 532 |
| <b>Basement:</b>   | -                                                        | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Composite Siding, Concrete, Stone, Wood Frame            | <b>Zoning:</b>    | M-X1   |
| <b>Foundation:</b> | -                                                        | <b>Utilities:</b> | -      |
| <b>Features:</b>   | No Animal Home, No Smoking Home, Open Floorplan, Storage |                   |        |

**Inclusions:** n/a

LARGE TWO BEDROOM TWO BATHROOM PLUS DEN in a popular Mahogany complex. NEW kitchen cabinets, NEW luxury plank, NEW carpet in the bedrooms, NEW dishwasher, kitchen sink, New blinds and light fixtures, freshly painted throughout!! This unit has open layout with huge windows which bring lots of natural light. Cozy private patio for BBQ nights and summer time chillouts. Functional kitchen. Good sized bedrooms and even space for your own office! All these in a well cared for complex and close to absolutely everything- Mahogany Lake, Westman Village, South Campus, shopping, dining and transportation. Great for the first time Buyers or Investment