

**3407, 11 Mahogany Row SE
Calgary, Alberta**

MLS # A2277124



\$359,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Mahogany | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 855 sq.ft. | Age: | 2015 (11 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Guest, Heated Garage, Parkade, Secured, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---|-------------------|--------|
| Heating: | Baseboard, Central, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 483 |
| Basement: | - | LLD: | - |
| Exterior: | Composite Siding, Concrete, Wood Frame | Zoning: | M-X1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Chandelier, Elevator, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Storage, Walk-In Closet(s) | | |

Inclusions: None

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.