



GRASSROOTS
REALTY GROUP

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**3411, 11 Mahogany Row SE
Calgary, Alberta**

MLS # A2305704



\$249,900

Division:	Mahogany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	630 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	1
Garage:	Heated Garage, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Cork	Sewer:	-
Roof:	-	Condo Fee:	\$ 378
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-X1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: N/A

Experience the ultimate lake lifestyle in this stunning top-floor unit at "51 Oak" in Mahogany—Calgary's premier lake community. Whether you are looking for your first home or a strategic investment near the South Health Campus, this 2-bedroom condo offers the perfect blend of comfort and location. Enjoy an open-concept layout featuring a modern kitchen with quartz countertops, stainless steel appliances, a large breakfast bar, and a stylish custom tile backsplash. The bright living area flows seamlessly onto a massive covered patio with a gas line—your private outdoor oasis for morning coffees or evening BBQs. Both bedrooms are generously sized, with the primary offering ample closet space and the second providing the perfect setup for a home office or guest room. This unit is complete with in-suite laundry, a titled heated underground parking stall, and a separate storage locker. Living in Mahogany means more than just a home; it's a resort experience. Enjoy year-round access to the lake, beaches, beach house, hockey rink, and over 35km of scenic paths. Just steps from West Beach, Jayman Village, and shopping, and minutes from Seton YMCA. Don't miss your chance to own in Calgary's most sought-after community!