



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

3415, 11 Mahogany Row SE
Calgary, Alberta

MLS # A2309369



\$315,000

Division:	Mahogany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	853 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Oversized, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Cork	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 493
Basement:	None	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M-X1
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Track Lighting, Walk-In Closet(s)		
Inclusions:	N/A		

Experience resort-style living in the award-winning lake community of Mahogany. This well-maintained top-floor unit offers an open-concept layout with elegant finishes throughout, creating a seamless living and dining space ideal for both everyday living and entertaining. The spacious primary bedroom features a walkthrough closet and a 4-piece ensuite, while the second bedroom provides flexibility for guests, roommates, or a home office. Step outside to the patio with views toward West Beach — the perfect place to unwind after a day at the lake. Additional highlights include in-suite laundry, an assigned storage locker, and an oversized parking stall (one of the largest in the building). Located just steps from Mahogany's beaches, cafés, restaurants, shopping, and year-round recreation, this is an exceptional opportunity to enjoy lakeside living in one of Calgary's most sought-after communities. Book your showing today!