



GRASSROOTS
REALTY GROUP

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211, 1251 Mahogany Boulevard SE
Calgary, Alberta

MLS # A2328409



\$519,000

Division:	Mahogany		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,170 sq.ft.	Age:	-
Beds:	3	Baths:	2
Garage:	Heated Garage, Secured, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Radiant	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Flat, Membrane	Condo Fee:	\$ 803
Basement:	-	LLD:	-
Exterior:	Brick, Cement Fiber Board, Stone, Wood Frame	Zoning:	MU-1
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Experience spacious and sophisticated living in Unit 211, The Outrider floorplan, located at The Pioneers, Mahogany Districts thoughtfully designed 55+ condominium community. This exceptional second-floor southeast corner residence offers 1,245 sq. ft. of beautifully designed living space, featuring 3 bedrooms, 2 bathrooms, with a balcony that provides the perfect place to enjoy your morning coffee or unwind at the end of the day. Inspired by the expansive landscapes of the Canadian prairies, the interior design blends farmhouse charm with modern sophistication. Luxury vinyl plank flooring, plush carpeting in the bedrooms, and 9-foot ceilings create a bright and inviting atmosphere, while carefully curated finishes add timeless appeal throughout. Designed with both everyday comfort and entertaining in mind, the open-concept kitchen and living area serve as the heart of the home. The spacious kitchen features quartz countertops, stainless-steel appliances, and a large island that offers ample workspace, storage, and seating for family and guests alike. The primary suite is a true retreat, comfortably accommodating a king-size bed and featuring a generous walk-in closet. The spa-inspired ensuite boasts dual vanities, a separate glass-enclosed shower, and a luxurious soaker tub, creating the perfect space to relax and recharge. Two additional bedrooms provide flexibility for guests, hobbies, a home office, or additional living space. A well-appointed second bathroom features a tub/shower combination with elegant tile surround. Additional conveniences include in-suite laundry, ample storage, a secure heated underground parking stall, and a thoughtfully designed floorplan that maximizes both space and functionality. Residents of The Pioneers enjoy the vibrancy and convenience of Mahogany District's amenity-rich shops, services, dining, and

entertainment, combined with a low- maintenance lifestyle in Calgary's award-winning lake community of Mahogany. With year-round access to the lake, beaches, pathways, parks, shopping, dining, and an extensive range of recreational amenities, residents can experience the best of connected community living. Priced at \$519,500 including GST, this exceptional corner-unit home offers the rare combination of three bedrooms, generous living space, and sophisticated design, making it an outstanding opportunity to enjoy an active 55+ lifestyle in one of Calgary's most sought-after communities. Be one of our first purchasers in Mahogany District and take advantage of our introductory pricing!