GRASSROOTS REALTY GROUP

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3313, 11 Mahogany Row SE Calgary, Alberta

MLS # A2333538

$304,900

Division:	Mahogany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	869 sq.ft.	**Age:**	2015 (11 yrs old)
Beds:	2	**Baths:**	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	**Water:**	-
Floors:	Carpet, Ceramic Tile, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 514
Basement:	-	**LLD:**	-
Exterior:	Composite Siding, Stone, Wood Frame	**Zoning:**	M-X1
Foundation:	-	**Utilities:**	-
Features:	Chandelier, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: none

Come and see this bright and beautiful 2 bedroom + 2 bath condo with underground parking in the well sought vibrant lake community of Mahogany. Just a short walk to the lake, restaurants, groceries, clinics, public transport and lots of amenities. This home offers both comfort and convenience in an unbeatable location. This well-maintained unit features two spacious bedrooms, each with generous closet space, and a large 4-piece bathroom. Enjoy the ease of in-suite laundry and an open-concept kitchen and living area—perfect for relaxing or entertaining. Additional highlights include a heated underground titled parking stall and a storage locker conveniently located right behind your parking space. The open concept design creates a natural flow between the living, dining, and kitchen areas, making the space feel connected while still practical for daily living. Large windows bring in an abundance of natural light, and the private balcony extends the living space outdoors, offering a quiet spot for morning coffee or evening relaxation. The kitchen is equipped with ample cabinetry and counter space, supporting efficient everyday cooking and storage. A thoughtful floor plan separates the bedrooms for added privacy, making the layout well suited for roommates, guests, or a dedicated home office. Don’t miss out—contact your favorite realtor today to book your private showing!

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