

# \$375,900 - 1102, 11 Mahogany Row Se, Calgary

MLS® #A2191517

**\$375,900**

2 Bedroom, 2.00 Bathroom, 941 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

OPEN HOUSE Sat May 3, 2-4:30pm...

Discover the perfect blend of comfort and convenience in this beautiful 2-bedroom, 2-bathroom end-unit condo in the sought-after lake community of Mahogany. With a spacious and functional open-concept layout, this home is designed for effortless living. The entry hallway welcomes you into a bright home, where large windows fill the living space with natural light. The kitchen is both stylish and functional, featuring stainless steel appliances, ample cabinetry, and plenty of counter space, while the living room extends onto your private patio, offering the perfect spot to unwind. The primary bedroom is a true retreat, complete with a 4-piece ensuite and generous closet space, while a second bedroom and an additional 4-piece bath provide flexibility for guests, a home office, or family living. In-suite laundry adds everyday convenience. This unit has been recently refreshed with brand-new luxury vinyl plank (LVP) flooring, plush carpeting in the bedrooms, and fresh paint, creating a modern and inviting atmosphere. Its corner location ensures added privacy, being tucked away from parking areas and high-traffic zones, and with low heating costs, you will enjoy year-round comfort and efficiency. A titled parking stall is included for your convenience. As one of Calgary's most desirable lake communities, Mahogany offers a four-season recreational lifestyle with exclusive lake access, sandy beaches, swimming, paddleboarding, and year-round



activities. Enjoy extensive walking paths, wetlands, and scenic parks, perfect for outdoor enthusiasts. The Mahogany Village Centre features an array of shopping, dining, and services, while schools, playgrounds, and quick access to Seton’s South Health Campus make this location ideal for families and professionals alike. Don’t miss the chance to own this exceptional condo in Mahogany”book your showing today!

Built in 2015

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2191517    |
| Price          | \$375,900   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 941         |
| Acres          | 0.00        |
| Year Built     | 2015        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Active      |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 1102, 11 Mahogany Row Se |
| Subdivision | Mahogany                 |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3M 2L6                  |

**Amenities**

|                |                                                                                                               |
|----------------|---------------------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Parking, Secured Parking, Snow Removal, Trash, Visitor Parking, Beach Access, Clubhouse, Storage |
| Parking Spaces | 1                                                                                                             |
| Parking        | Parkade, Titled, Underground                                                                                  |

## Interior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters                                                                               |
| Appliances        | Dishwasher, Microwave, Oven, Refrigerator, Stove(s), Washer/Dryer<br>Stacked, Window Coverings |
| Heating           | Baseboard                                                                                      |
| Cooling           | None                                                                                           |
| # of Stories      | 4                                                                                              |

## Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Balcony, BBQ gas line               |
| Construction      | Composite Siding, Stone, Wood Frame |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | February 7th, 2025 |
| Days on Market | 82                 |
| Zoning         | M-X1               |
| HOA Fees       | 450                |
| HOA Fees Freq. | ANN                |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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