2415, 11 Mahogany Row SE
Calgary, Alberta

MLS # A2240013
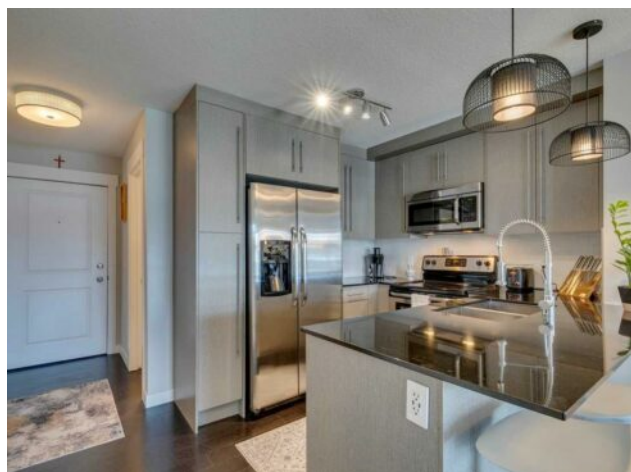
$298,400

Division:	Mahogany
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment-Single Level Unit

Size:	632 sq.ft.	**Age:**	2015 (10 yrs old)
Beds:	2	**Baths:**	1

Garage:	Underground
Lot Size:	-
Lot Feat:	-

Heating:	Boiler, Central	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 338
Basement:	-	**LLD:**	-
Exterior:	Composite Siding, Stone, Wood Frame	**Zoning:**	M-X1
Foundation:	-	**Utilities:**	-
Features:	Breakfast Bar, Ceiling Fan(s), Elevator, Granite Counters, Open Floorplan, Storage		

Inclusions:	None

Experience lakeside living at its finest in this beautiful top-floor 2-bedroom, 1-bathroom condo in the vibrant and highly sought-after community of Mahogany. This bright and well-maintained home features breathtaking city and lake views, luxury engineered hardwood flooring, quartz countertops, a modern kitchen with a peninsula island, and a full stainless steel appliance package. Enjoy the peace and quiet of top-floor living, plus value-added features like secure underground parking, in-suite laundry, a gas line BBQ hookup, and a pet-friendly building (with board approval). Ideally located just steps from Mahogany West Beach, Mahogany Plaza, and the dining and entertainment at Westman Village, including Alvin’s Jazz Club and Chairman’s Steakhouse. The award-winning lake amenities offer residents year-round access to swimming, skating, tennis courts, splash park, fishing, fitness areas, and more. With quick access to 52nd Street, Stoney Trail, Deerfoot Trail, and close proximity to schools, shopping, and the South Health Campus, this is an exceptional opportunity for first-time buyers, downsizers, or investors alike. Don’t miss your chance - call today to book a private viewing!