

**3316, 11 Mahogany Row SE**  
**Calgary, Alberta**

**MLS # A2206263**



**\$360,000**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	794 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Front Drive, Heated Garage, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Cork, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 478
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-X1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, Open Floorplan, Vinyl Windows		

**Inclusions:** Gas BBQ

Welcome to a charming 2-bedroom, 2-bathroom apartment condo located right in the heart of Mahogany! This lovely home is freshly painted, professionally cleaned, and has new carpet in the bedrooms. MOVE-IN-READY! As you step into the foyer and kitchen, you'll notice the tile flooring that beautifully complements the bright kitchen with its full-height cabinets, stainless steel appliances, and contemporary lighting. The granite countertops throughout add a touch of elegance. With an open floor plan, entertaining is effortless, and having NO SHARED WALLS with other neighbours means you'll experience unmatched privacy. The primary bedroom includes "his and hers" closets with full-size mirror doors and a 4-piece ensuite. The second bedroom is adaptable, ideal for use as an office, gym, or playroom. Picture enjoying a summer BBQ or a peaceful coffee moment on the spacious covered patio. You're just steps away from the West Beach entrance to Mahogany Lake, with easy access to Mahogany Village amenities, wetlands, and extensive pathways. The Westman Village shopping plaza is nearby, and both the South Health Campus hospital and the YMCA are just a 5-minute drive away, making this a truly unbeatable location! Whether you're buying your first home, downsizing, or investing, this low-maintenance home is perfect for an active lifestyle. Plus, it's ready for quick possession. Don't let the opportunity to own this condo pass you by!