

**1312, 11 Mahogany Row SE**  
**Calgary, Alberta**

**MLS # A2248650**



**\$345,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Mahogany                           |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 828 sq.ft.                         | <b>Age:</b>   | 2014 (11 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Underground                        |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                        |                   |        |
|--------------------|------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Natural Gas | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Tile, Vinyl Plank      | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                      | <b>Condo Fee:</b> | \$ 488 |
| <b>Basement:</b>   | -                      | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Wood Frame             | <b>Zoning:</b>    | M-X1   |
| <b>Foundation:</b> | -                      | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Open Floorplan         |                   |        |

|                    |     |
|--------------------|-----|
| <b>Inclusions:</b> | N/A |
|--------------------|-----|

Don't miss this incredible opportunity to own a 2 bedroom, 2 bathroom condo in the highly sought-after Mahogany community! Step inside to a bright, open-concept living, dining, and kitchen area that's perfect for entertaining, relaxing, or spending time with family. A thoughtfully designed office nook adds a versatile workspace, while large windows throughout fill the home with natural light. Both bedrooms are generously sized with ample closet space, and the primary suite boasts a private ensuite for comfort and privacy. Recent upgrades, including new flooring, add a fresh, modern feel. The unit also offers the convenience of underground parking and extra storage, making life easier and more organized. Enjoy the unbeatable location just steps from the lake, scenic walking paths, coffee shops, restaurants, and all of Mahogany's vibrant amenities. This condo isn't just a home — it's a lifestyle, combining comfort, style, and convenience in one perfect package. Homes like this are in high demand — schedule your viewing today and make it yours!