

# \$379,900 - 3309, 11 Mahogany Row Se, Calgary

MLS® #A2215387

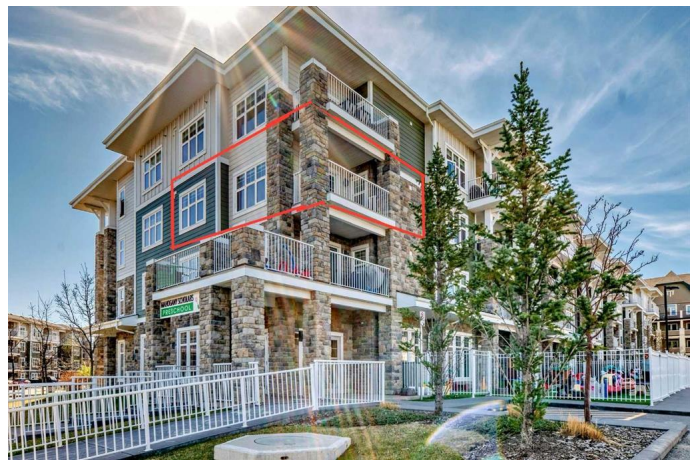
**\$379,900**

2 Bedroom, 2.00 Bathroom, 939 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

Welcome to this stunning 2-bedroom, 2-bathroom CORNER end unit condo, in-unit washer/dryer, underground titled parking, nested in the highly sought-after lake community of Mahogany. Boasting over 938 sq. ft., this is one of the largest units in the complex. Freshly PAINTED with recently UPGRADED CARPETS, this move-in-ready home welcomes you with a spacious Foyer complete with a closet and shoe rack. A convenient workstation/office space down the hallway makes working from home a breeze. The thoughtfully designed open-concept layout places the two bedrooms on opposite ends for added privacy, each featuring ceiling fans with lights. The stylish kitchen offers modern cabinetry, quartz countertops in a classic black-and-white look, stainless steel appliances, a large pantry-style storage closet, and a breakfast ledge. The dining area features a modern light fixture with a ceiling fan, while the bright and spacious living area includes a large window and access to a wraparound balcony, "perfect for BBQs with its gas line hookup. The primary bedroom features a large window, walk-in closet, and a 4-piece ensuite, while the second bathroom includes a soaker tub and dual-flush toilet. Enjoy the convenience of in-suite laundry, titled underground parking near the garage entrance, and an adjacent storage unit. With quick access to Stoney and Deerfoot Trails, Mahogany residents enjoy lake access with sandy beaches, nearby shopping, a daycare in



the building, schools, playgrounds, South Health Campus, and the YMCA just minutes away. Vacant and ready for quick possessionâ€”book your showing today!

Built in 2015

**Essential Information**

MLS® #	A2215387
Price	\$379,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	939
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	3309, 11 Mahogany Row Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M2L6

**Amenities**

Amenities	Beach Access, Elevator(s), Park, Visitor Parking
Parking Spaces	1
Parking	Parkade, Titled, Underground

**Interior**

Interior Features	Ceiling Fan(s), No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer 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	May 8th, 2025
Days on Market	2
Zoning	M-X1
HOA Fees	480
HOA Fees Freq.	ANN

## Listing Details

Listing Office	TREC The Real Estate Company
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.