

# \$350,000 - 1113, 11 Mahogany Row Se, Calgary

MLS® #A2234883

**\$350,000**

2 Bedroom, 2.00 Bathroom, 845 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

Lake living in Mahogany is a dream. If you want to take advantage of true Mahogany living at a great price point, then this bright and beautifully designed easy access ground floor unit truly has it all! With an abundance of natural light, a smart, spacious layout design and NEW FLOORS, this home impresses from the moment you walk in. The bright and open layout is perfect for everyday living and entertaining, featuring large windows in the living room that flood the space with natural light which highlights the upscale finishes throughout the home. Your modern kitchen is set up for cooking and entertaining, it boasts of stainless steel appliances, stylish backsplash, lots of storage space in your sleek cabinets and a generous eat up bar ideal for casual dining or hosting guests. This home offers 2 generously sized bedrooms- perfectly positioned on opposite sides for privacy, 2 full bathrooms, and a dedicated work-from-home station to keep life organized and productive. The primary bedroom is your private retreat, complete with a walk-through closet (lots of space) and a serene ensuite bath. The second bedroom is versatile and spacious—ideal for kids, guests, or as a flex space to suit your lifestyle. This bedroom also comes with its own full bath. Enjoy your morning coffee or an evening of barbecue on your private balcony. This ground floor offers excellent convenience for pet owners or if you just don't fancy going on elevators. Other everyday conveniences of in-suite laundry, underground



parking, separate storage, and exclusive lake access awaits you. All of this in a location that can't be beat"just steps from the lake, transit, Mahogany Village Market, school, restaurants, cafes, and shops. Time to enjoy that stylish, low-maintenance lifestyle. Call today to book your private tour!

Built in 2015

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2234883          |
| Price          | \$350,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 845               |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 1113, 11 Mahogany Row Se |
| Subdivision | Mahogany                 |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3M2L6                   |

### Amenities

|                |                                                   |
|----------------|---------------------------------------------------|
| Amenities      | Elevator(s), Snow Removal, Visitor Parking, Trash |
| Parking Spaces | 1                                                 |
| Parking        | Stall, Underground, Titled                        |

### Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, No Smoking Home, Walk-In Closet(s), |
|-------------------|-----------------------------------------------------------------------|

|              |                                                                                                |
|--------------|------------------------------------------------------------------------------------------------|
|              | Chandelier, Elevator                                                                           |
| Appliances   | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings |
| Heating      | Baseboard, Hot Water, Natural Gas                                                              |
| Cooling      | None                                                                                           |
| # of Stories | 4                                                                                              |
| Basement     | None                                                                                           |

## Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Storage      |
| Roof              | Asphalt Shingle                     |
| Construction      | Composite Siding, Stone, Wood Frame |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 53              |
| Zoning         | M-X1            |
| HOA Fees       | 437             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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.