

# \$375,000 - 1209, 11 Mahogany Row Se, Calgary

MLS® #A2212412

**\$375,000**

2 Bedroom, 2.00 Bathroom, 842 sqft  
Residential on 0.00 Acres

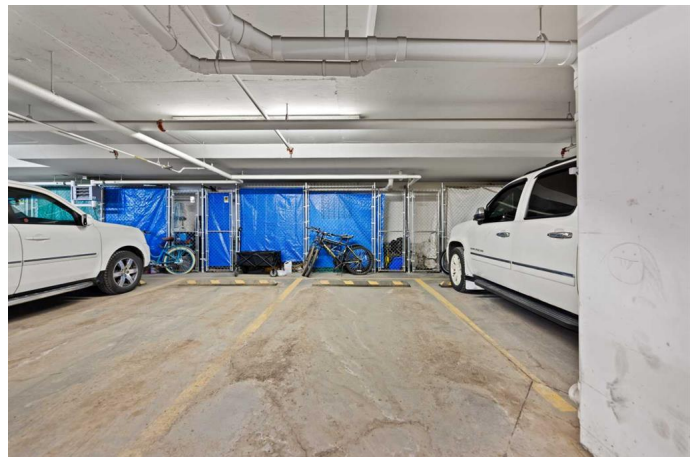
Mahogany, Calgary, Alberta

Welcome to Mahogany, Calgary's premier beach community offering exclusive lake access and a vibrant beach club. Enjoy kayaking, boating, swimming, BBQ grills, and a huge gas fire pit perfect for colder days or after a refreshing swim. In winter, the beach transforms into a wonderland for ice skating and ice walking.

Step inside this beautiful condo featuring 2 SPACIOUS BEDROOMS and 2 LUXURIOS BATHROOMS. The master suite boasts TWO LARGE CLOSETS and an ENSUITE BATH, providing a private retreat. The secondary bathroom features a BIDET for a touch of luxury.

The kitchen is a chef's dream with STAINLESS STEEL APPLIANCES, a brand-new microwave hood range installed this year, and a C-SHAPED layout that offers ample cooking space. GRANITE COUNTERTOP and full CEILING-HEIGHT CABINETS provide plenty of storage, while sensor-activated UNDER-CABINET LIGHTING adds convenience for cooking prep or midnight snacks.

The living room and both bedrooms are perfectly positioned to welcome abundant SUNSHINE throughout the day, and all offer stunning lake views. The condo also includes a dedicated space for a HOME OFFICE and a separate LAUNDRY ROOM for added



convenience.

Enjoy outdoor living on the good-sized balcony equipped with a NATURAL GAS LINE for BBQs, all while taking in the serene LAKE VIEW.

This condo comes with one ASSIGNED PARKING SPOT in the HEATED underground parking, easily accessed by a speedy descent down the left stairs, and a dedicated STORAGE SPACE for all your gear.

Located right outside the condo is a SHOPPING CENTER with a variety of RESTAURENTS and GROCERY STORES. Plus, an ELEMENTARY SCHOOL is conveniently situated within the community.

Don't miss out on this incredible opportunity to live in Mahogany, where every day feels like a vacation. Schedule your viewing today and make this stunning condo your new home!

Built in 2015

### **Essential Information**

MLS® #	A2212412
Price	\$375,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	842
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	1209, 11 Mahogany Row Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M2L6

### **Amenities**

Amenities	Beach Access, Boating, Clubhouse, Elevator(s), Park, Parking, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking, Community Gardens
Parking Spaces	1
Parking	Garage Door Opener, Heated Garage, Titled, Underground
# of Garages	1

### **Interior**

Interior Features	Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Pantry, Storage, Walk-In Closet(s), Bidet
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4

### **Exterior**

Exterior Features	Balcony, BBQ gas line
Roof	Asphalt
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 17th, 2025
Days on Market	10
Zoning	M-X1
HOA Fees	437
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Real Broker
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