

**2404, 11 Mahogany Row SE
Calgary, Alberta**

MLS # A2277379



\$349,900

Division:	Mahogany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	827 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 448
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M-X1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Open Floorplan		

Inclusions: None

TOP floor / Lake View! Parking & storage just 3 stalls from elevator Elevated living for your next chapter. Rarely available top-floor with lake views in Mahogany, this beautifully updated 2-bedroom, 2-bathroom residence offers the perfect blend of sophistication, privacy, and effortless lifestyle — ideal for those ready to simplify without compromise. Top-floor inventory in this building is limited, and with panoramic views toward the lake, this home offers a quiet, elevated setting that feels both peaceful and refined. Freshly painted and enhanced with new designer flooring, the interior presents a clean, contemporary finish — move-in ready and impeccably maintained. The thoughtfully designed open-concept layout offers comfortable, low-maintenance living with no wasted space. Expansive windows fill the home with natural light while framing calming lake views — a daily reminder that you’ve earned this stage of life. The kitchen is both stylish and practical, featuring stainless steel appliances and generous cabinetry, flowing seamlessly into the dining and living areas — perfect for hosting family or enjoying relaxed evenings at home. The primary suite provides a spacious retreat with dual closets and a private 4-piece ensuite. A second bedroom and full bath offer flexibility for visiting grandchildren, guests, or a dedicated office or hobby space. In-suite laundry adds everyday convenience. Titled underground parking ensures comfort year-round, while secure building access provides peace of mind — perfect for lock-and-leave travel. Living in Mahogany means enjoying private lake access, two beaches, The Beach House, tennis courts, winter skating, boutique shopping, caf  s, restaurants, and over 35 km of scenic pathways through the wetlands. With South Health Campus and Seton amenities just minutes away, everything you

need is within easy reach. This is more than a condo — it’s a lifestyle upgrade. Low maintenance. Elevated privacy. Lake views. An exceptional opportunity to secure one of Mahogany’s most desirable top-floor residences.