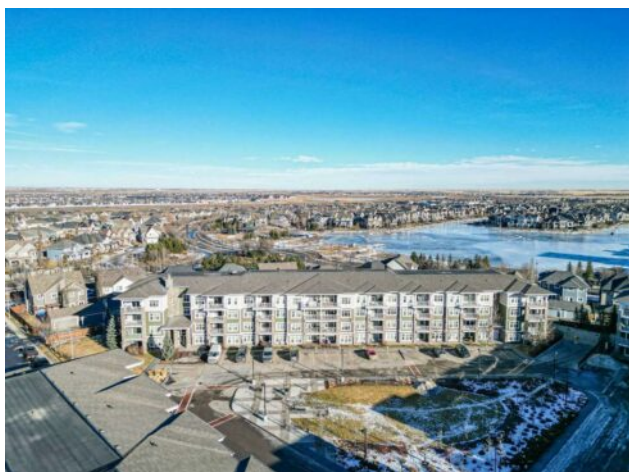


1309, 11 Mahogany Row SE  
Calgary, Alberta

MLS # A2280217

**\$349,900**



<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	847 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Cork, Tile	<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>	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Granite Counters, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** None

This third-floor, two-bedroom, two-bath condo offers direct lake views and walkable access to Mahogany West Beach, delivering a lifestyle that is both calm and convenient. The open layout is oriented toward the water, with the view extending from the living space onto the balcony, making it a natural focal point throughout the home. The floor plan is efficient and well considered, featuring two true bedrooms, two full bathrooms, and a dedicated study area for added flexibility. Granite countertops in the kitchen and bathrooms provide a timeless finish, while cork flooring adds warmth and comfort during the winter months. The pet-friendly building includes titled underground parking, a personal storage locker, and in-suite laundry, with condo fees covering heat, water, parking, professional management, reserve fund contributions, and snow removal. Located minutes from the beach, lake pathways, and year-round activities, and within walking distance to Mahogany's restaurants and caf  s, this home offers an easy, lake-centered lifestyle. Welcome to Mahogany.