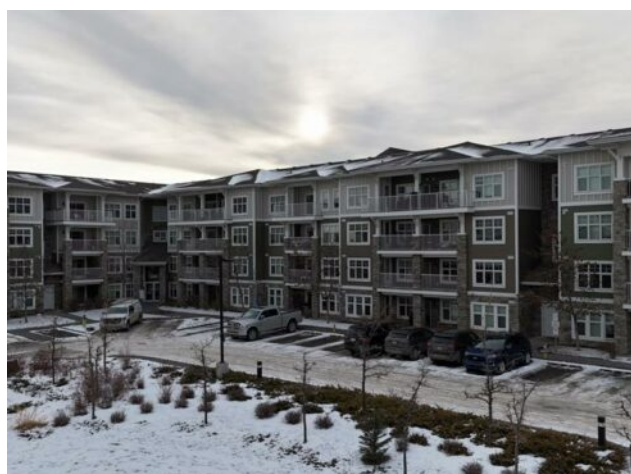


**2206, 11 Mahogany Row SE
Calgary, Alberta**

MLS # A2282567



\$335,000

Division:	Mahogany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	898 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Cork, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 488
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M-X1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: n/a

Welcome to this beautifully designed 2-bedroom, 2-bathroom condo located in the vibrant lake community of Mahogany. Perfectly positioned just steps away from Mahogany West Beach, this open-concept corner unit combines style, comfort, and convenience in one of Calgary's most sought-after neighbourhoods. The thoughtfully designed floor plan makes the most of every square foot with no wasted space. The spacious kitchen is equipped with stainless steel appliances, abundant cabinetry, and a functional layout that flows seamlessly into the dining and living areas—perfect for both entertaining and everyday living. Large windows allow plenty of natural light to fill the home, while the private balcony extends your living space outdoors. The primary bedroom features 2 generous sized closet's and 4pc ensuite bathroom, while the second bedroom and additional full bathroom provide flexibility for family, guests, or a home office. In-suite laundry also adds extra convenience. This unit includes a titled underground parking stall, ensuring your vehicle is secure and protected year-round. Living in Mahogany means enjoying all the amenities this award-winning community has to offer: lakeside living with beaches and pathways, trendy coffee shops, great restaurants, schools, and shopping—all just minutes from your door. With quick access to major routes, commuting is simple, while still being able to enjoy the peaceful, community-oriented lifestyle Mahogany is known for. Don't miss your chance to own this exceptional home in one of Calgary's most desirable lake communities!