

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

MLS® #A2212412

**\$375,000**

2 Bedroom, 2.00 Bathroom, 842 sqft

Residential on 0.00 Acres

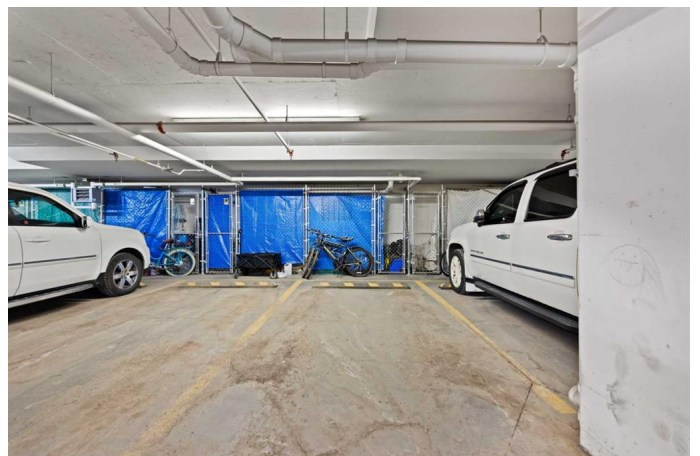
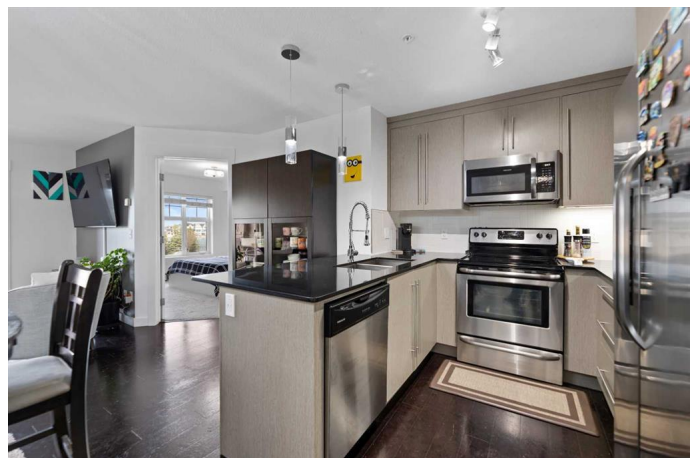
Mahogany, Calgary, Alberta

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      | Clubhouse, Elevator(s), Park, Parking, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking, Beach Access, Boating, 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 | 5                |
| Zoning         | M-X1             |
| HOA Fees       | 437              |
| HOA Fees Freq. | ANN              |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is

deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS® , Multiple Listing Service® 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.