

# \$385,000 - 1118, 11 Mahogany Row Se, Calgary

MLS® #A2196806

**\$385,000**

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

Mahogany, Calgary, Alberta

2 BED | 2 BATH | MAIN FLOOR UNIT | HEATED UNDERGROUND PARKING | IN-UNIT LAUNDRY | GRANITE COUNTERTOPS | OPEN FLOOR PLAN | LAKE ACCESS | WALKING DISTANCE TO MAHOGANY VILLAGE AMENITIES, TO THE LAKE AND WETLANDS! The unit features a contemporary kitchen with full-height cabinets, stainless steel appliances, modern light fixtures, build-in work station, in-unit washer and dryer and open living and dining area. The primary bedroom featuring a walk in closet and 4-piece ensuite. The second bedroom can be used as an additional living space, home gym, or playroom. The large covered patio is ideal for summer time barbecuing and perfect for seniors or people with pets, with easy access to the outside through the patio doors. Unit also comes with a titled underground parking stall and a storage locker. Steps away from the Westman Village Shopping plaza with tons of eateries, shops and services. Located only 1 minute away from the West beach entrance. South Health Campus hospital and the world's largest YMCA are both a 5 minute drive away. Truly an unbeatable location for this beautiful condo. This home is perfect for those who love an active lifestyle and a low-maintenance living space. Whether you are a first-time buyer looking for a starter home, a downsizer seeking a comfortable lifestyle, or an investor seeking a profitable opportunity, this condo is perfect for you. Vacant for a quick possession.



Built in 2015

## Essential Information

MLS® #	A2196806
Price	\$385,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	842
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Active

## Community Information

Address	1118, 11 Mahogany Row Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2L6

## Amenities

Amenities	Elevator(s), Secured Parking, Visitor Parking, Storage
Parking Spaces	1
Parking	Underground

## Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Elevator
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	4

## Exterior

Exterior Features	BBQ gas line, Garden
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Construction Composite Siding, Stone, Wood Frame

### **Additional Information**

Date Listed February 26th, 2025

Days on Market 15

Zoning M-X1

HOA Fees 551

HOA Fees Freq. ANN

### **Listing Details**

Listing Office Homecare Realty Ltd.

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