# \$379,900 - 3407, 11 Mahogany Row Se, Calgary

MLS® #A2218102

# \$379,900

2 Bedroom, 2.00 Bathroom, 855 sqft Residential on 0.00 Acres

Mahogany, Calgary, Alberta

Back on the Market! Buyers couldn't secure financing.

Own this modern top-floor 2-bed, 2-bath condo in Mahogany, Calgary's most vibrant lake community. With only two weeks left before this home is off the market, now is the time to act!

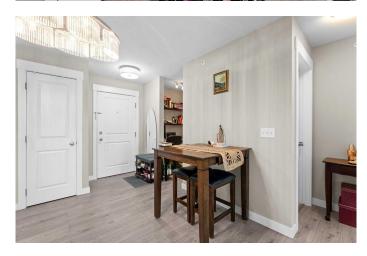
This condo boasts a smart open layout, luxury vinyl plank flooring, and a stylish kitchen with granite counters and stainless steel appliancesâ€"perfect for low-maintenance living. Unwind on your spacious balcony with panoramic views, complete with a BBQ gas line for those summer evenings. Your own underground parking spot, in-suite laundry, and storage locker make life easy and convenient.

Located just a 4-minute stroll to Mahogany's West Beach, you'll enjoy year-round lake fun paddle-boarding in the summer, skating in the winter, and everything in between. Ideal for first-time buyers, investors, or anyone who loves an active outdoor lifestyle. Pet-friendly with board approval.

This incredible property is only available for two more weeks, don't wait! Check out the 3D iGuide tour and book your showing today!







Built in 2015

#### **Essential Information**

MLS® # A2218102 Price \$379,900

Bedrooms 2
Bathrooms 2.00
Full Baths 2
Square Footage 855
Acres 0.00
Year Built 2015

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 3407, 11 Mahogany Row Se

Subdivision Mahogany
City Calgary
County Calgary
Province Alberta
Postal Code T3M 2L6

## **Amenities**

Amenities Elevator(s), Secured Parking, Visitor Parking

Parking Spaces 1

Parking Heated Garage, Parkade, Secured, Titled, Underground

# of Garages 1

#### Interior

Interior Features Chandelier, Elevator, Granite Counters, Kitchen Island, No Smoking

Home, Pantry, Storage, Walk-In Closet(s)

Appliances Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan,

Refrigerator, Washer/Dryer Stacked, Window Coverings

Heating Baseboard, Central, Natural Gas

Cooling None

# of Stories 4

Basement None

#### **Exterior**

Exterior Features Balcony, BBQ gas line

Roof Asphalt Shingle

Construction Composite Siding, Concrete, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed May 5th, 2025

Days on Market 12

Zoning M-X1

HOA Fees 440

HOA Fees Freq. ANN

# **Listing Details**

Listing Office Real Broker

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