

\$379,900 - 1213, 11 Mahogany Row Se, Calgary

MLS® #A2111314

\$379,900

2 Bedroom, 2.00 Bathroom, 841 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

Perfectly situated and located in the highly sought after community of Lake Mahogany, you will discover a lovely upgraded, bright and beautiful 2 Bedroom, 2 Bath plus Office Area home located in 51 Oak. Ideally positioned within walking distance to Mahogany's West Beach and Promenade as well as only a few steps away from the many amenities located at Mahogany Plaza. Not to mention, you are also within walking distance to the shops and restaurants located at the popular Westman Village such as the high end Lake Front - Chairman's Steak House and cool vibe locale of Alvin's Jazz Club. Enjoy the many festivities both Westman Village and Lake Mahogany offer through out the year including skating, swimming, music, fishing and much more. Discover this wonderful home reserved nicely in the middle of it all for you with amazing walkability. Upon entering, you will immediately notice the stunning new luxury vinyl plank flooring through which nicely accentuates the California split floor plan which presents a spacious living area, dining area and open floorplan with the 2 Bedrooms separated for a nice level of privacy. The Primary Bedroom offers a generous walk through dual closet with a full 4 piece en suite while the secondary bedroom boasts a huge walk-in closet with both showcasing over sized windows in each. The main living area has been created for cozy family living with lovely daylight that enters the home while complimenting the light color pallet featuring



wood grain like finished modern cabinets, sleek stainless steel appliances, gorgeous rich granite counter tops and ceiling height cabinetry with full tile back splash. Strategically planned, tucked away nicely you will discover a great office area - perfect for working from home or a study area. Step through French sliding doors onto a covered balcony that overlooks the central courtyard to complete the home. All this along with a underground titled parking stall with a large storage locker in the parkade. Enjoy all that Mahogany has to offer with a well maintained home reflecting amazing value! With quick access to 52nd Street, Stony Trail and Deer Foot, this home is an ideal choice. Small Pet Friendly Complex with Board Approval. Call your friendly REALTOR(R) to book a viewing!

Built in 2015

Essential Information

MLS® #	A2111314
Price	\$379,900
Sold Price	\$377,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	841
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	1213, 11 Mahogany Row Se
Subdivision	Mahogany
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3M 2L6

Amenities

Amenities	Elevator(s), Parking, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Parkade, Stall, Titled, Underground

Interior

Interior Features	Breakfast Bar, Granite Counters, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	4

Exterior

Exterior Features	Courtyard
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame

Additional Information

Date Listed	March 1st, 2024
Date Sold	March 22nd, 2024
Days on Market	21
Zoning	M-X1
HOA Fees	439.73
HOA Fees Freq.	ANN

Listing Details

Listing Office	Jayman Realty Inc.
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