

\$398,800 - 3412, 11 Mahogany Row Se, Calgary

MLS® #A2136519

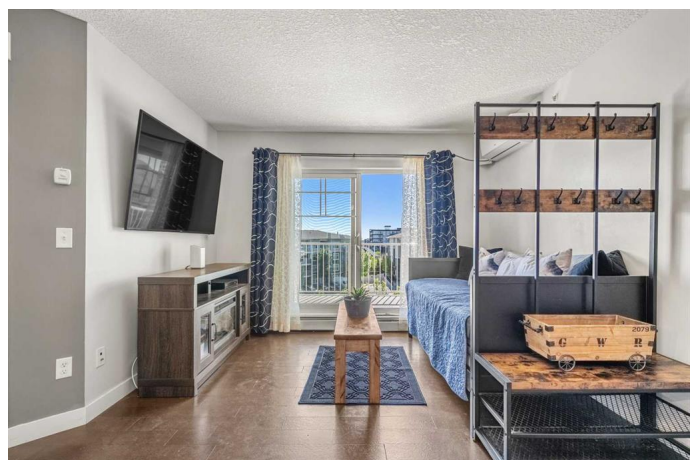
\$398,800

2 Bedroom, 2.00 Bathroom, 834 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

Welcome to your new home in the beautiful Lake Community of Mahogany! This spacious TOP FLOOR, 2 bedroom, 2 bath condo offers a perfect blend of comfort and convenience, ideal for both first-time home buyers and savvy investors alike. Outdoor enthusiast will love being a short walk from Mahogany Lake; a recreational paradise exclusively for Mahogany residents! Spanning 63 acres, it is Calgary's largest lake and boasts 21 acres of beach area. There are two private beach sites overlooking the lake, and ample space for everyone to enjoy the amenities! Located just a short 4-minute walk to Mahogany's West Beach, you will enjoy the use of picnic tables, a playground, beach volleyball, basketball courts, a fire pit, a dock, a fishing pier, and a day complex with washrooms and change rooms. Whether it's winter skating parties, summer barbecues on the beach, or a peaceful Fall Walk, you'll find everything you need for a fulfilling outdoor lifestyle year-round here in Mahogany! Step inside to discover a spacious and inviting living space adorned with ample natural light and in-suite storage to provide extra storage and organization. The well-appointed kitchen boasts modern appliances, a kitchen island with breakfast bar, and plenty of cabinet space; the perfect setting for whipping up culinary delights.! The kitchen seamlessly flows into the dining area, perfect for hosting intimate gatherings or enjoying everyday meals. The cozy living room opens up to a East facing balcony, ideal for soaking



in the pleasant summer breeze. Retreat to your spacious master bedroom, with walk through closet offering ample space for your wardrobe essentials and a private 4pc ensuite. The second generously sized bedroom is the perfect spot for a child's room, guest room, or home office with a walk-in closet! Convenience is paramount with a secure titled heated underground parking spot ensuring peace of mind and an assigned storage locker! Whether you're a first-time home buyer or an investor seeking to expand your portfolio, this condo presents an opportunity to own a piece of real estate for less than what you would pay in rent! Stop renting and seize the opportunity to make this condo your own and experience what Mahogany has to offer!

Built in 2015

Essential Information

MLS® #	A2136519
Price	\$398,800
Sold Price	\$398,800
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	834
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	3412, 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	Underground

Interior

Interior Features	Breakfast Bar, Kitchen Island
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer, Window Coverings
Heating	Baseboard
Cooling	Wall/Window Unit(s)
# of Stories	4

Exterior

Exterior Features	Balcony, BBQ gas line, Lighting, Rain Gutters
Construction	Composite Siding, Stone, Wood Frame

Additional Information

Date Listed	June 13th, 2024
Date Sold	June 21st, 2024
Days on Market	8
Zoning	M-X1
HOA Fees	440.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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