

\$330,000 - 3408, 11 Mahogany Row Se, Calgary

MLS® #A2143106

\$330,000

2 Bedroom, 1.00 Bathroom, 635 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

**** ALERT New Weekend Price - \$330,000 ****

Ideally situated and located in the highly sought-after community of Lake Mahogany, you will discover a lovely upgraded, bright and beautiful 2 Bedroom, 1 Bath plus top floor model with City and Mountain Views - Immediate Summertime Possession!! This home is located in 51 Oak, ideally within walking distance to Mahogany's West Beach and Promenade and only a few steps away from the many amenities at Mahogany Plaza. You are also within walking distance of the shops and restaurants at the famous Westman Village, such as the high-end Lake Front - Chairman's Steak House and the cool vibe locale of Alvin's Jazz Club. Enjoy the many festivities both Westman Village and Lake Mahogany offer throughout the year, including skating, swimming, music, fishing, and much more. Discover this wonderful home, which is reserved nicely in the middle of it all for you, with fantastic walkability. Value Added features â€“ Check and Compare; 635 RMS sq. ft. of luxurious living space. Loaded with extras... Luxury wide plank engineered wood flooring, dual pane Low-E windows, modern white painted casings, doors & baseboards, white decora light switches, convenient laundry with storage & stacked washer/dryer. Stainless steel appliance package: fridge with freezer below, OTR microwave, slide-in oven & smooth top electric cooktop, and quiet Energy Star-rated tall tub dishwasher. Upgraded Kitchen cabinets with tall upper doors +



cabinets + quartz countertops, undermount dual basin stainless steel sink, full height subway tile backsplash, pull-out kitchen faucet, dramatic peninsula island with flush eating bar, and room to sit 3. BONUS features: underground tiled parking stall, BBQ gas line to the balcony. Central Beach site is the home of the community's grand beach area, where residents have exclusive access to sandy beaches, a splash park, tennis courts, play equipment, a fishing pier and non-motorized marina, indoor and outdoor fitness equipment, barbeque pits, a hockey rink and more. The Beach area hosts various activities, including educational and recreational programs, meetings, and private functions. Purposefully designed as the focal point for the community, the Beach area also includes a dedicated skate room and multiple meeting rooms as a gathering place. Enjoy all Mahogany offers with a well-maintained home reflecting fantastic value! With quick access to 52nd Street, Stony Trail, and Deerfoot, this home is an ideal choice—a small, Pet-Friendly Complex with Board Approval. Call your friendly REALTOR(R) to book a viewing!

Built in 2015

Essential Information

MLS® #	A2143106
Price	\$330,000
Sold Price	\$317,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	635
Acres	0.00
Year Built	2015
Type	Residential

Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	3408, 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, 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	June 20th, 2024
Date Sold	July 25th, 2024
Days on Market	35
Zoning	M-X1
HOA Fees	440.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Jayman Realty Inc.
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