

\$400,000 - 2410, 11 Mahogany Row Se, Calgary

MLS® #A2160695

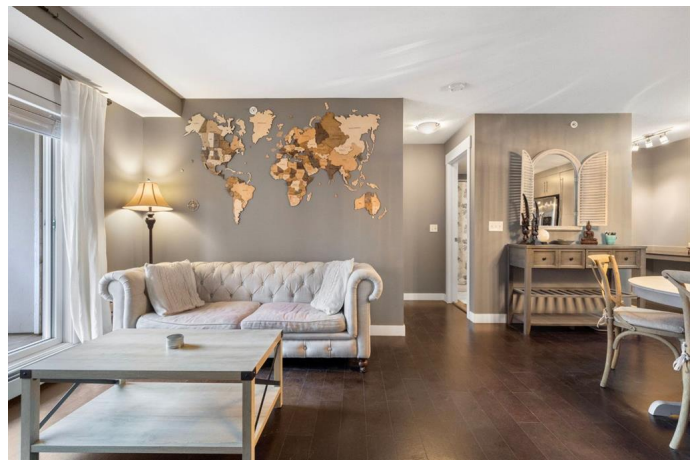
\$400,000

2 Bedroom, 2.00 Bathroom, 839 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

With 84 acres of lake and beachfront, 74 acres of naturalized wetlands, 22 km of community pathways, and a wide variety of shops, stores, and restaurants, it's no wonder Mahogany has been repeatedly recognized as one of Calgary's best communities.Â Experience lakeside living with this beautiful TOP FLOOR 2-bedroom, 2-bathroom condo in this highly sought-after community. This home offers a perfect blend of contemporary elegance and low-maintenance convenience, ideal for anyone who appreciates modern comfort and an amenity rich neighbourhood. Upon entering, youâ€™ll notice the spacious, open floor plan with a generous living room and separate dining area. There is a cozy den area with a built-in desk just off of the entrance. The well-appointed kitchen has stainless steel appliances, a functional sit-up island, abundant cabinet space, and granite countertops. There is a large primary bedroom with 4-piece ensuite as well as a good-sized second bedroom and another 4-piece bath. The cork flooring throughout the main living area adds a touch warmth to this home. Enjoy the added convenience of an in-unit washer and dryer, titled underground parking with a dedicated storage locker, and a generous south-facing balcony. that is perfect for summer relaxation, and features a natural gas line ready for your BBQ grill. Located just a short walk from Mahoganyâ€™s West Beach, this condo provides unparalleled access to a range of outdoor activities. The West Beach



area is equipped with picnic spots, a playground, beach volleyball and basketball courts, a fire pit, a dock, a fishing pier, and a day complex with washrooms and changing facilities. Whether it's winter skating parties, summer beach barbecues, or leisurely walks, Mahogany offers year-round outdoor enjoyment. Ideal for first-time home buyers, down-sizers, and savvy investors alike, this condo also welcomes cats and dogs under 20 lbs. (maximum of 2 pets) with board approval. Don't miss the opportunity to call Mahogany home.

Built in 2015

Essential Information

MLS® #	A2160695
Price	\$400,000
Sold Price	\$398,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	839
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	2410, 11 Mahogany Row Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M2L6

Amenities

Amenities	Beach Access, Elevator(s), Gazebo, Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Parkade, Secured, Titled, Underground

Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Composite Siding, Wood Frame

Additional Information

Date Listed	August 30th, 2024
Date Sold	September 18th, 2024
Days on Market	19
Zoning	M-X1
HOA Fees	407.16
HOA Fees Freq.	ANN

Listing Details

Listing Office	The Real Estate District
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