

# \$399,900 - 3309, 11 Mahogany Row Se, Calgary

MLS® #A2179716

**\$399,900**

2 Bedroom, 2.00 Bathroom, 939 sqft  
Residential on 0.00 Acres

Mahogany, Calgary, Alberta

ONE OF THE LARGEST IN THE COMPLEX, over 938 sq ft 2 bedroom, 2 bath & OFFICE CORNER UNIT condo with TITLED PARKING, NEW CARPETS, ALL NEWLY PAINTED, NEW BLINDS, LOOKS BRAND NEW presents an opportunity for you to own real estate for less than what you would pay in rent! OR BUY AN INVESTMENT. In the beautiful community of Mahogany this complex is located conveniently close (just a short walk) to the Mahogany Shopping Village and Westman Village shopping plaza. With easy access to both Stoney and Deerfoot trails, and just a short 5-minute walk from the amenities within the 4 season Mahogany community including 74 acre wetlands with surrounding walking/cycling trails, 3 gated and connected lakes with wide sandy beaches for residents and their guests to enjoy year round with free use of kayaks, canoes, pedal boats, SUPs, beach volleyball, NG fire pits, BBQ sites, many playgrounds, movies in the park, fishing in all 3 lakes and tennis/pickleball courts. There is an abundance of winter activities such as skating on the lake with a Zamboni cleared path, along with annual year-round celebration open to all residents. Central to this vibrant community is the 22,000 sq. ft. Mahogany Beach Club facility which hosts even more activities, programs, a full-size gymnasium and gathering spaces. The expanding local village market offers a car wash, a pharmacy, shopping, restaurants, doctors, dentists, banks, coffee shops and so much more. South Health



Campus hospital and the world's largest YMCA are both a 5-minute drive away. Area schools and daycares provide many choices for your family. This modern spacious condo is designed in a classic white and black style, white beautiful quartz counters, SS appliances with water and ice in the refrigerator and a Breakfast bar that seats at least 3. The primary bdrm is large enough for big furniture and has a walk-in closet as well as a 4-piece ensuite with a deep soaker tub and dual flush toilet. The 2nd bdrm is a good size and the 2nd 4-piece bath also has a soaker tub and dual flush toilet. There is a desk area in the hallway, and a large balcony, covered and facing west, perfect for summer sunsets. Comes with secure underground titled parking and 1 storage locker, conveniently located Infront of the parking stall. Don't miss this opportunit

Built in 2015

### **Essential Information**

MLS® #	A2179716
Price	\$399,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	939
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Active

### **Community Information**

Address	3309, 11 Mahogany Row Se
Subdivision	Mahogany
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3M2L6

### Amenities

Amenities	Elevator(s), Secured Parking, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Enclosed, Secured, Titled, Underground

### Interior

Interior Features	Ceiling Fan(s), No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Hot Water
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Balcony
Construction	Wood Frame

### Additional Information

Date Listed	November 18th, 2024
Days on Market	139
Zoning	M-X1

### Listing Details

Listing Office	One Percent Realty
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.