# \$375,000 - 1118, 11 Mahogany Row Se, Calgary

MLS® #A2196806

### \$375,000

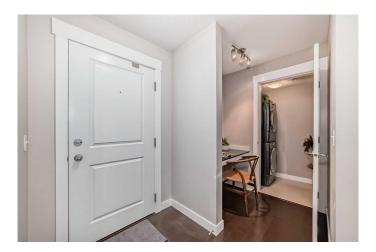
2 Bedroom, 2.00 Bathroom, 842 sqft Residential on 0.00 Acres

Mahogany, Calgary, Alberta

2 BED | 2 BATH | MAIN FLOOR UNIT | HEATED UNDERGROUND PARKING | IN-UNIT LAUNDRY | GRANITE COUNTERTOPS | OPEN FLOOR PLAN | LAKE ACCESS | WALKING DISTANCE TO MAHOGANY VILLAGE AMENITIES, TO THE LAKE AND WETLANDS! The unit features a contemporary kitchen with full-height cabinets, stainless steel appliances, modern light fixtures, build-in work station, in-unit washer and dryer and open living and dining area. The primary bedroom featuring a walk in closet and 4-piece ensuite. The second bedroom can be used as an additional living space, home gym, or playroom. The large covered patio is ideal for summer time barbecuing and perfect for seniors or people with pets, with easy access to the outside through the patio doors. Unit also comes with a titled underground parking stall and a storage locker. Steps away from the Westman Village Shopping plaza with tons of eateries, shops and services. Located only 1 minute away from the West beach entrance. South Health Campus hospital and the world's largest YMCA are both a 5 minute drive away. Truly an unbeatable location for this beautiful condo. This home is perfect for those who love an active lifestyle and a low-maintenance living space. Whether you are a first-time buyer looking for a starter home, a downsizer seeking a comfortable lifestyle, or an investor seeking a profitable opportunity, this condo is perfect for you. Vacant for a quick possession.







#### **Essential Information**

MLS® # A2196806 Price \$375,000

Bedrooms 2
Bathrooms 2.00
Full Baths 2
Square Footage 842
Acres 0.00
Year Built 2015

Type Residential
Sub-Type Apartment
Style Low-Rise(1-4)

Status Active

# **Community Information**

Address 1118, 11 Mahogany Row Se

Subdivision Mahogany
City Calgary
County Calgary
Province Alberta
Postal Code T3M 2L6

#### **Amenities**

Amenities Elevator(s), Secured Parking, Storage, Visitor Parking

Parking Spaces 1

Parking Underground

#### Interior

Interior Features Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking

Home, Open Floorplan, Pantry

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer, Window Coverings

Heating Baseboard, Natural Gas

Cooling None

# of Stories 4

#### **Exterior**

Exterior Features BBQ gas line, Garden

Construction Composite Siding, Stone, Wood Frame

## **Additional Information**

Date Listed February 26th, 2025

Days on Market 135

Zoning M-X1

HOA Fees 551

HOA Fees Freq. ANN

# **Listing Details**

Listing Office Homecare Realty Ltd.

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