



# 11 Mahogany Row Calgary Alberta

\$344,900

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 - Summer Possession!! This home is located in 51 Oak and ideally positioned 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 - 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-mo...

Living room/Dining room 16.42 Ft x 11.17 Ft  
Kitchen 8.83 Ft x 8.50 Ft  
Primary Bedroom 11.08 Ft x 10.25 Ft

4pc Bathroom 8.17 Ft x 4.83 Ft  
Bedroom 9.92 Ft x 9.42 Ft  
Foyer 7.92 Ft x 4.00 Ft

Listing Presented By:



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See

**Mirror**

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