



## 11 Mahogany Row Calgary Alberta

\$414,900

This stunning unit is the largest in the complex on the market right now! Embrace the allure of lakeside living in this elegant 2-bedroom, 2-bathroom CORNER apartment with a titled heated underground parking spot, situated in the coveted Mahogany community. As one of the largest CORNER units in the building, this spacious residence offers both comfort and style in a prime location. Ready for immediate occupancy, this spacious residence is a haven for those who appreciate modern design, easy maintenance, and close proximity to Mahogany Lake, shopping, and a full range of amenities. Step into your ideal home featuring an open-concept layout, large windows in every bedroom that fill the bedrooms with natural light, a generous living area, built-in closets, and a well-planned design focused on comfort. Just a short walk from the Mahogany Lake Beach Club, this apartment offers quick access to peaceful outdoor retreats. The kitchen is a culinary enthusiast's dream, equipped with stainless steel appliances, a practical sit-up island, plentiful upgraded cabinet space, and granite countertops in both the kitchen and bathrooms. Additional conveniences include an in-unit washer and dryer, titled underground parking with a storage locker, and a spacious balcony overlooking the courtyard, complete with a natural gas line for effortless summer BBQs. Situated just a 4-minute walk from Mahogany's West Beach, you'll have access to picnic areas, a playground, beach volleyball and basketball courts, a fire pit, a dock, a fishing pier, and a day-use complex with washrooms and changing facilities. Whether you're skating in the winter, grilling in the summer, or taking leisurely walks in the fall, Mahogany provides a vibrant outdoor lifestyle year-round. This apartment is perfect for first-time homebuyers and savvy investors alike. Pets under 20 lbs are welcome (up to 2, with board appr...

4pc Bathroom 8.75 Ft x 8.67 Ft

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Bedroom 14.00 Ft x 11.83 Ft

Dining room 7.33 Ft x 12.33 Ft

Kitchen 10.58 Ft x 12.33 Ft

Living room 10.83 Ft x 11.00 Ft

Primary Bedroom 11.83 Ft x 13.25 Ft

Listing Presented By:



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