



## 11 Mahogany Row Calgary Alberta

\$424,000

For more information, please click Brochure button below. Welcome to #1210, 11 Mahogany Row! This stunning, updated corner unit in the prestigious 51 Oak complex offers nearly 950 sq. ft. of bright, spacious living. Featuring 2 bedrooms and 2 bathrooms, it boasts the largest floor plan in the complex with modern upgrades throughout. Step inside to luxurious new vinyl plank flooring, a spacious foyer, and a beautiful kitchen with full-height cabinets, stainless steel appliances, and quartz countertops. The living and dining areas are perfect for entertaining. The primary bedroom features a king-size bed, a walkthrough closet, and a pristine 4-piece ensuite. The second bedroom offers lake views and access to the main 4-piece bathroom. Both bedrooms have new carpeting. This unit includes an office/niche area with a built-in quartz desk and a private balcony surrounded by trees, ideal for relaxing. Located steps from West Beach, the boardwalk, and Mahogany's amenities, including restaurants, shops, gyms, and daycares. Community features include a clubhouse, fishing spots, parks, playgrounds, tennis courts, and walking/bike paths. An annual HOA fee of \$436.50 provides lake access. The unit comes with one titled underground parking space. The condo fee of \$531.61/month covers common area maintenance, heat, insurance, grounds maintenance, professional management, reserve fund contributions, sewer, snow removal, trash, and water. Additional features: in-unit laundry, built-in features, chandelier, granite counters, and more. The pet-friendly complex has no history of post-tension cables and is located on the second floor of a four-floor building. (id:6769)

4pc Bathroom 8.67 Ft x 8.58 Ft

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Bedroom 13.92 Ft x 11.67 Ft

Dining room 14.25 Ft x 6.50 Ft

Kitchen 14.25 Ft x 7.83 Ft

Living room 10.75 Ft x 8.92 Ft

Primary Bedroom 11.75 Ft x 13.17 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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