



11 Mahogany Row Calgary Alberta

\$325,000

This is a top-floor corner unit and that matters. No one above you, no noise from the hallway on two sides, and windows wrapping the south, southeast, and southwest. Natural light from morning through evening. It's one of the quieter positions in the building, and one of the larger floor plans available. The living room is generous for a condo this size. There's room for a proper sofa, a coffee table, and still space to move around. The cork flooring runs through the main living areas. It's softer underfoot than hardwood and keeps the space feeling warm. This isn't a unit where you feel like you're living in a box. The corner layout gives you that extra breathing room that most condos in this price range just don't have. The kitchen sits open to the living and dining area with no walls cutting it off and no awkward transition. Upgraded appliances, a microwave hood fan above the stove, good counter space, and enough cabinetry to actually store things. The layout is practical and the flow makes sense whether you're cooking for one or having people over. There's also a built-in desk just off the kitchen area. It keeps a workspace tucked in without eating up a whole room. The dining area sits between the kitchen and the living room, big enough for a full table and chairs, with natural light coming in from multiple directions. Morning coffee here with the south sun coming through is a pretty good way to start a day. The primary bedroom comfortably fits a king bed with nightstands on both sides and still leaves you room to move. Dual closets mean storage isn't an issue. The 4-piece ensuite is off the primary and well-sized. It's your own bathroom, private to the bedroom, which matters when you have guests or a roommate using the second bath. The second bedroom is also a solid size, fits a queen easily, and works just as well as a home office or flex space if you don't ne...

Foyer 9.25 Ft x 6.00 Ft
Living room 10.83 Ft x 11.00 Ft
Kitchen 10.42 Ft x 12.17 Ft
Dining room 7.42 Ft x 12.42 Ft

Primary Bedroom 11.83 Ft x 16.08 Ft
Bedroom 13.92 Ft x 11.75 Ft
4pc Bathroom 8.75 Ft x 4.92 Ft
4pc Bathroom 8.75 Ft x 8.58 Ft

Listing Presented By:



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