

# \$360,000 - 3316, 11 Mahogany Row Se, Calgary

MLS® #A2206263

**\$360,000**

2 Bedroom, 2.00 Bathroom, 794 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

Welcome to a charming 2-bedroom, 2-bathroom apartment condo located right in the heart of Mahogany! This lovely home is freshly painted, professionally cleaned, and has new carpet in the bedrooms. MOVE-IN-READY! As you step into the foyer and kitchen, you'll notice the tile flooring that beautifully complements the bright kitchen with its full-height cabinets, stainless steel appliances, and contemporary lighting. The granite countertops throughout add a touch of elegance. With an open floor plan, entertaining is effortless, and having NO SHARED WALLS with other neighbours means you'll experience unmatched privacy. The primary bedroom includes "his and hers" closets with full-size mirror doors and a 4-piece ensuite. The second bedroom is adaptable, ideal for use as an office, gym, or playroom. Picture enjoying a summer BBQ or a peaceful coffee moment on the spacious covered patio. You're just steps away from the West Beach entrance to Mahogany Lake, with easy access to Mahogany Village amenities, wetlands, and extensive pathways. The Westman Village shopping plaza is nearby, and both the South Health Campus hospital and the YMCA are just a 5-minute drive away, making this a truly unbeatable location! Whether you're buying your first home, downsizing, or investing, this low-maintenance home is perfect for an active lifestyle. Plus, it's ready for quick possession. Don't let the opportunity to own this condo pass you by!



Built in 2015

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2206263          |
| Price          | \$360,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 794               |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 3316, 11 Mahogany Row Se |
| Subdivision | Mahogany                 |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3M 2L6                  |

## Amenities

|                |                                                          |
|----------------|----------------------------------------------------------|
| Amenities      | Elevator(s), Parking, Visitor Parking                    |
| Parking Spaces | 1                                                        |
| Parking        | Front Drive, Heated Garage, Parkade, Titled, Underground |

## Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Open Floorplan, Breakfast Bar, Vinyl Windows                     |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |
| Heating           | Hot Water                                                                          |
| Cooling           | None                                                                               |
| # of Stories      | 4                                                                                  |

## Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, BBQ gas line |
|-------------------|-----------------------|

Construction            Vinyl Siding, Wood Frame

**Additional Information**

Date Listed            March 27th, 2025  
Days on Market        40  
Zoning                 M-X1  
HOA Fees              415  
HOA Fees Freq.       ANN

**Listing Details**

Listing Office           eXp Realty

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