

# \$379,900 - 3407, 11 Mahogany Row Se, Calgary

MLS® #A2218102

**\$379,900**

2 Bedroom, 2.00 Bathroom, 855 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

Back on the Market! Buyers couldn't secure financing.

Own this modern top-floor 2-bed, 2-bath condo in Mahogany, Calgary's most vibrant lake community. With only two weeks left before this home is off the market, now is the time to act!

This condo boasts a smart open layout, luxury vinyl plank flooring, and a stylish kitchen with granite counters and stainless steel appliances—perfect for low-maintenance living. Unwind on your spacious balcony with panoramic views, complete with a BBQ gas line for those summer evenings. Your own underground parking spot, in-suite laundry, and storage locker make life easy and convenient.

Located just a 4-minute stroll to Mahogany's West Beach, you'll enjoy year-round lake fun paddle-boarding in the summer, skating in the winter, and everything in between. Ideal for first-time buyers, investors, or anyone who loves an active outdoor lifestyle. Pet-friendly with board approval.

This incredible property is only available for two more weeks, don't wait! Check out the 3D iGuide tour and book your showing today!

Built in 2015



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2218102          |
| Price          | \$379,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 855               |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 3407, 11 Mahogany Row Se |
| Subdivision | Mahogany                 |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3M 2L6                  |

## Amenities

|                |                                                      |
|----------------|------------------------------------------------------|
| Amenities      | Elevator(s), Secured Parking, Visitor Parking        |
| Parking Spaces | 1                                                    |
| Parking        | Heated Garage, Parkade, Secured, Titled, Underground |
| # of Garages   | 1                                                    |

## Interior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Chandelier, Elevator, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Storage, Walk-In Closet(s)             |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Baseboard, Central, Natural Gas                                                                                         |
| Cooling           | None                                                                                                                    |
| # of Stories      | 4                                                                                                                       |
| Basement          | None                                                                                                                    |

## Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Balcony, BBQ gas line                  |
| Roof              | Asphalt Shingle                        |
| Construction      | Composite Siding, Concrete, Wood Frame |
| Foundation        | Poured Concrete                        |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 5th, 2025 |
| Days on Market | 44            |
| Zoning         | M-X1          |
| HOA Fees       | 440           |
| HOA Fees Freq. | ANN           |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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