

# \$350,000 - 3419, 11 Mahogany Row Se, Calgary

MLS® #A2225368

## \$350,000

2 Bedroom, 2.00 Bathroom, 843 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

This top-floor 2 bed and 2 bath apartment is located in the sought-after SE community of Mahogany and is within walking distance to Mahogany's West Beach and Promenade and only a few steps away from the many amenities at Mahogany Plaza. You are also within walking distance of the shops and restaurants at the famous Westman Village. Enjoy the many festivities both Westman Village and Lake Mahogany offer throughout the year, including boating, skating, swimming, music, fishing, and much more. It has an open concept plan with bedrooms on opposite sides of the layout. It has an area that can be used as a work-from-home office. It comes with one underground tiled parking stall, and a BBQ gas line to the covered balcony. The Central Beach site is located minutes away where residents have exclusive access to sandy beaches, a splash park, tennis courts, play equipment, a fishing pier indoor and outdoor fitness equipment, barbeque pits, a hockey rink, and more. This is a pet-friendly apartment and has a kitchen with a breakfast bar and in-suite laundry. It has a southwest west-facing covered balcony that lets in lots of natural light to both bedrooms and the living room. Being on the top floor you never have to deal with noisy neighbors above you. Book your showing now before it's too late!

Built in 2015

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2225368          |
| Price          | \$350,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 843               |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 3419, 11 Mahogany Row Se |
| Subdivision | Mahogany                 |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3M 2L6                  |

### Amenities

|                |                      |
|----------------|----------------------|
| Amenities      | None                 |
| Parking Spaces | 1                    |
| Parking        | Parkade, Underground |

### Interior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Granite Counters, Open Floorplan                                                                |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Baseboard                                                                                                      |
| Cooling           | None                                                                                                           |
| # of Stories      | 4                                                                                                              |

### Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | None                                |
| Construction      | Brick, Composite Siding, Wood Frame |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 28th, 2025 |
| Days on Market | 19             |
| Zoning         | M-X1           |
| HOA Fees       | 494            |
| HOA Fees Freq. | ANN            |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | Bow Realty |
|----------------|------------|

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