

# \$369,900 - 3419, 11 Mahogany Row Se, Calgary

MLS® #A2197356

**\$369,900**

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. Book your showing now before it's too late!

Built in 2015

## Essential Information

MLS® #

A2197356



Price	\$369,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	843
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Apartment
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	February 26th, 2025
-------------	---------------------

Days on Market	37
Zoning	M-X1
HOA Fees	440
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office      Bow Realty

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.