

# \$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	32
Zoning	M-X1
HOA Fees	440
HOA Fees Freq.	ANN

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.