

# \$299,000 - 2109, 11 Mahogany Row Se, Calgary

MLS® #A2229415

**\$299,000**

2 Bedroom, 1.00 Bathroom, 626 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

Welcome to your new home in the heart of Mahogany, one of Calgary's most desirable lake communities! This beautiful 2-bedroom, 1-bathroom main floor condominium features a modern open concept floor plan with a seated breakfast bar seamlessly connecting the kitchen to the spacious living and dining area. Step inside to discover the warm cork flooring, contemporary lighting, and an abundance of natural light—perfect for relaxing or entertaining. The Gourmet Kitchen is a chef's delight, boasting upgraded quartz countertops, high-end fixtures, stainless steel appliances, and plenty of cabinet space for all your storage needs. The spacious bedrooms offer comfort and privacy, while the in-suite laundry adds convenience to your daily life. You'll also enjoy one above-ground, titled parking stall. Step outside to your south-facing patio complete with a gas barbeque line—ideal for summer gatherings and your furry friends. This prime location is steps from Mahogany's top amenities—shopping, dining, bars, recreation, groceries, dental, South health campus and transportation. It is walking distance to the beach and lake access which can be enjoyed in the summer with swimming and the beach and winter with skating. The easy access to Stoney Trail, 52nd Ave, and Deerfoot Trail makes commuting a breeze. This is a highly sought-after complex in a vibrant, family-friendly community. Don't miss out!



Built in 2015

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2229415          |
| Price          | \$299,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 626               |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 2109, 11 Mahogany Row Se |
| Subdivision | Mahogany                 |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3M 2L6                  |

### Amenities

|                |                              |
|----------------|------------------------------|
| Amenities      | Visitor Parking, Elevator(s) |
| Parking Spaces | 1                            |
| Parking        | Stall                        |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home, Breakfast Bar, Elevator                                                     |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Baseboard                                                                                    |
| Cooling           | None                                                                                         |
| # of Stories      | 4                                                                                            |

**Exterior**

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | None                    |
| Roof              | Asphalt Shingle         |
| Construction      | Stone, Composite Siding |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 55              |
| Zoning         | M-X1            |
| HOA Fees       | 450             |
| HOA Fees Freq. | ANN             |

**Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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