



THE
A-TEAM

**RE/MAX
FIRST**

11 MAHOGANY Row #3407, Calgary T3M 2L6

MLS®#: **A2173534**

Area: **Mahogany**

Listing Date: **10/18/24**

List Price: **\$389,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2015**

Finished Floor Area

Abv Sqft: **854**
Low Sqft:
Ttl Sqft: **854**

DOM

35
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

Heated Garage,Parkade,Secured,Titled,Underground

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard,Central,Natural Gas**
Sewer:
Ext Feat: **Balcony,BBQ gas line**

Construction: **Composite Siding,Concrete,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Chandelier,Elevator,Granite Counters,Kitchen Island,No Smoking Home,Pantry,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`8" x 14`8"
4pc Ensuite bath	Main	8`6" x 5`0"
4pc Bathroom	Main	8`6" x 5`1"
Kitchen	Main	10`3" x 8`6"

Room	Level	Dimensions
Bedroom - Primary	Main	11`4" x 12`7"
Bedroom	Main	9`11" x 13`10"
Office	Main	4`8" x 5`10"
Dining Room	Main	7`10" x 9`2"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$483

Fee Simple

M-X1

Fee Freq:

Monthly

Legal Desc: 1511301

Remarks

Pub Rmks: **Step into sleek, modern living in this top-floor 2-bed, 2-bath condo in Mahogany, Calgary's most vibrant lake community. With a smart open layout, luxury vinyl plank flooring, and a stylish kitchen featuring granite counters and stainless steel appliances, this home checks all the boxes for easy, low-maintenance living. Unwind on your spacious balcony with panoramic views, complete with a BBQ gas line—perfect for summer evenings. Your own underground parking spot, in-suite laundry, and storage locker make life that much simpler. Just a 4-minute stroll to Mahogany's West Beach for year-round lake fun—think paddleboarding in the summer and skating in the winter. The perfect spot for first-time buyers, investors, or anyone who loves the outdoors. Pet-friendly with board approval. Check out the 3D iGuide tour and book your showing today!**

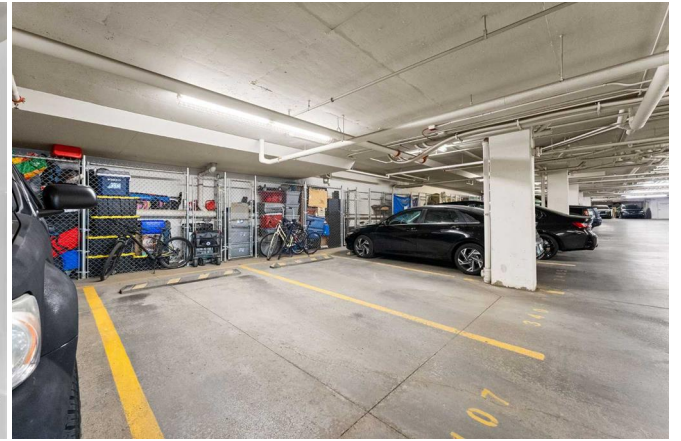
Inclusions: **None**
Property Listed By: **Real Broker**

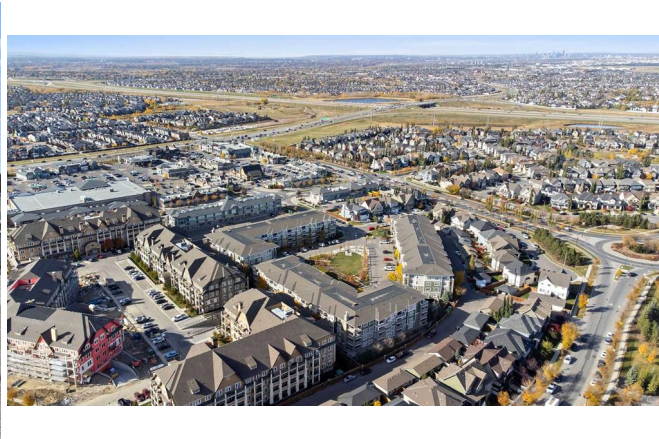
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











3407-11 Mahogany Row SE, Calgary, AB

Main Floor Exterior Area 823.98 sq ft
Interior Area 854.20 sq ft



PREPARED: 2024/10/14



While regions are excluded from total floor area in iGUIDE floor plans, all room dimensions and floor areas that be considered approximate and are subject to independent verification.