

# \$355,000 - 1202, 11 Mahogany Row Se, Calgary

MLS® #A2222907

**\$355,000**

2 Bedroom, 2.00 Bathroom, 937 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

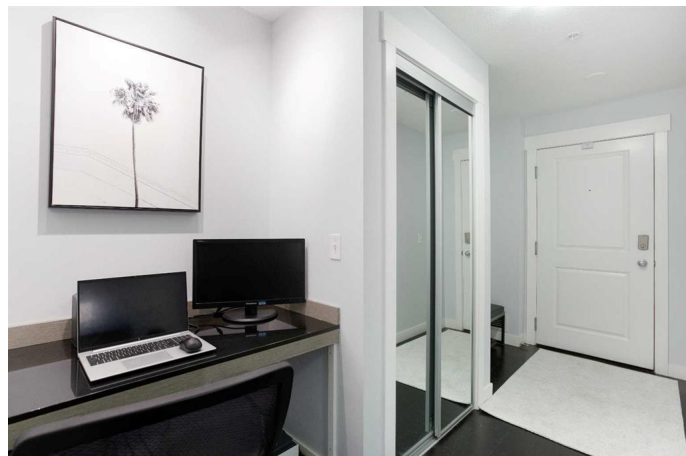
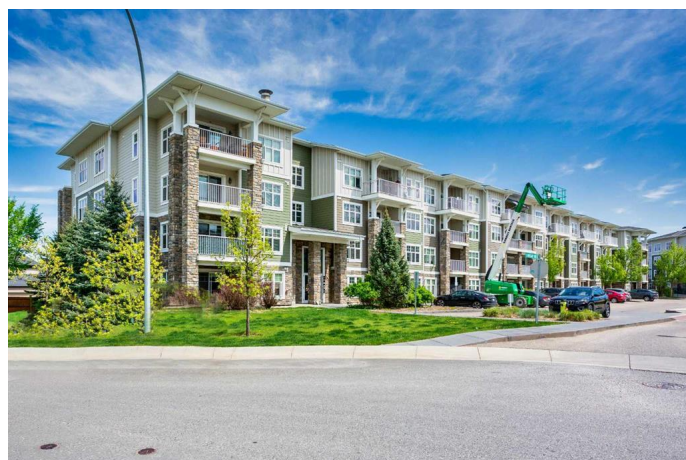
OPEN HOUSE- Saturday June 14th, 12:00-2:00 PM \*\* Step into this bright and beautifully designed corner unit that truly has it all! With an abundance of natural light and a smart, spacious layout, this home offers 2 generously sized bedrooms (perfectly positioned on opposite sides for privacy), 2 full bathrooms, and a dedicated work-from-home station to keep life organized and productive.

Love to cook or entertain? You™ll be inspired by the designer kitchen, featuring quartz countertops, sleek cabinetry, stainless steel appliances, a stylish backsplash, and a contemporary eating bar. The open-concept living and dining areas are warm and welcoming, with durable cork flooring that™s both cozy and low-maintenance.

The primary bedroom is your private retreat, complete with a walk-through closet (featuring built-in organizers) and a serene ensuite bath. The second bedroom is versatile and spacious—ideal for kids, guests, or as a flex space to suit your lifestyle.

Step outside to your private balcony, perfect for sunny mornings or BBQ nights. You™ll also enjoy the everyday conveniences of in-suite laundry, underground parking, separate storage, and exclusive lake access.

All of this in a location that can™t be beat—just steps from the lake, transit,



Mahogany Village Market, grocery stores, restaurants, cafes, and shops.

Your stylish, low-maintenance lifestyle starts here!

Built in 2015

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2222907          |
| Price          | \$355,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 937               |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 1202, 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        | Parkade, Underground                          |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, High Ceilings, Open Floorplan, See Remarks                                 |
| Appliances        | Dishwasher, Electric Stove, Garburator, Refrigerator, Washer/Dryer Stacked, Window Coverings |

|              |                      |
|--------------|----------------------|
| Heating      | Baseboard, Hot Water |
| Cooling      | None                 |
| # of Stories | 4                    |

## Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Playground                          |
| Construction      | Composite Siding, Stone, Wood Frame |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 28th, 2025 |
| Days on Market | 20             |
| Zoning         | M-X1           |
| HOA Fees       | 437            |
| HOA Fees Freq. | ANN            |

## Listing Details

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

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