

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

MLS® #A2229415

**\$299,000**

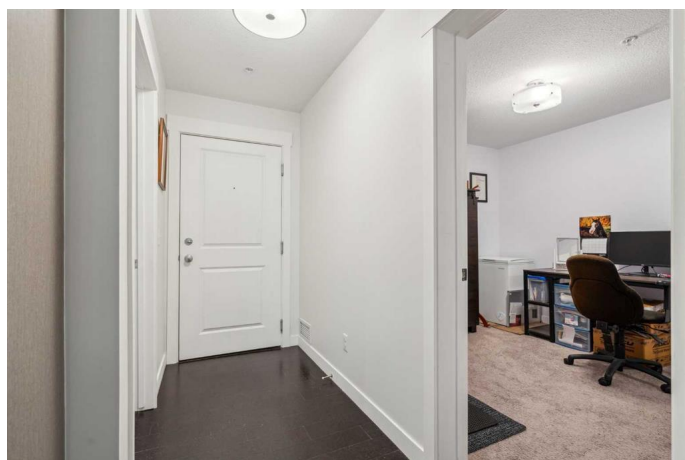
2 Bedroom, 1.00 Bathroom, 626 sqft

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. 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	Elevator(s), Visitor Parking
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	Breakfast Bar, Elevator, No Smoking Home
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	Composite Siding, Stone

**Additional Information**

Date Listed	June 13th, 2025
Days on Market	19
Zoning	M-X1
HOA Fees	450
HOA Fees Freq.	ANN

**Listing Details**

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

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.