

# \$399,900 - 3418, 11 Mahogany Row Se, Calgary

MLS® #A2204559

**\$399,900**

2 Bedroom, 2.00 Bathroom, 939 sqft

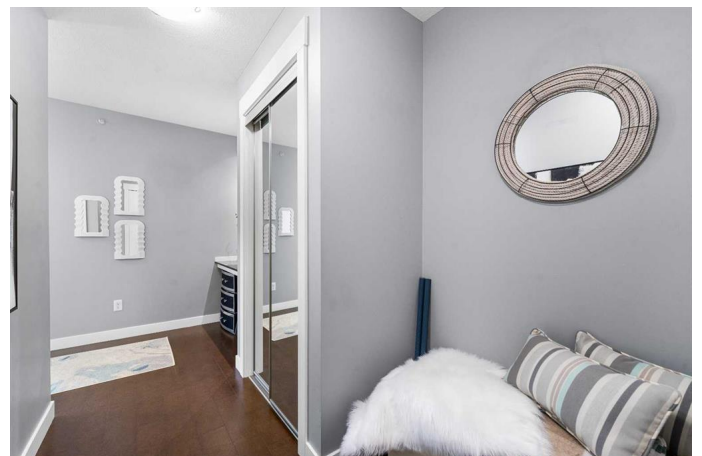
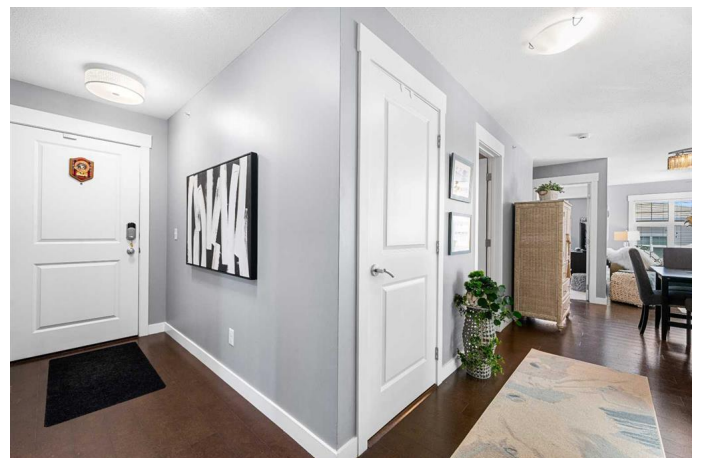
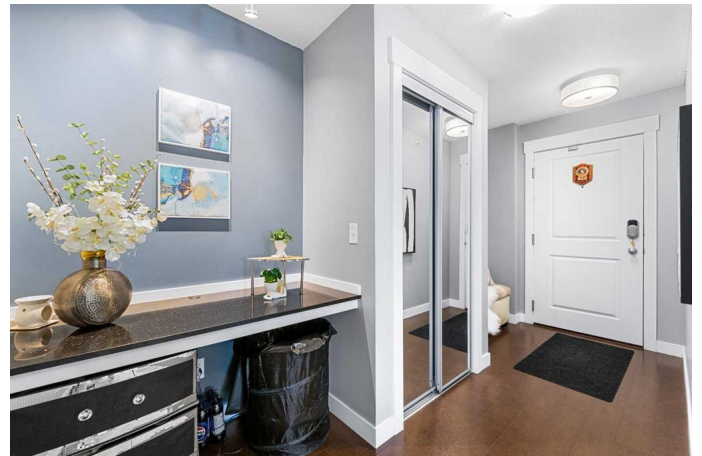
Residential on 0.00 Acres

Mahogany, Calgary, Alberta

Chic and Stylish PENTHOUSE CORNER unit! A most rare location, with one of the largest floor plans ever available! This bright and open "show home" presents like brand new! Be drawn into the main living space, with windows adorning two exposures, allowing for so much natural light! The adjacent chef's gourmet kitchen features an oversized quartz peninsula island, stainless steel appliances, an abundance of cabinetry, plus quartz counters! The sunny oversized deck is a perfect addition as "outdoor living space"! The primary bedroom and second bedroom are positioned in opposite areas of this home, perfect for privacy. The master suite features a spa-like ensuite bathroom, plus large walk-in closet. The second bedroom is adjacent to the large main 4 piece bathroom. Enjoy heated, underground secure parking, plus an extra storage unit! Steps away from the Westman Village Shopping plaza with tons of eateries, shops and services. Located only 1 minute away from the West beach entrance. South Health Campus hospital and the world's largest YMCA are both a 5 minute drive away. Truly an unbeatable location for this beautiful condo. This home is perfect for those who love an active lifestyle and a low-maintenance living space.

Built in 2014

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2204559          |
| Price          | \$399,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 939               |
| Acres          | 0.00              |
| Year Built     | 2014              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 3418, 11 Mahogany Row Se |
| Subdivision | Mahogany                 |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3M 2L6                  |

### **Amenities**

|                |                            |
|----------------|----------------------------|
| Amenities      | Parking, Visitor Parking   |
| Parking Spaces | 1                          |
| Parking        | Heated Garage, Underground |
| # of Garages   | 1                          |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Built-in Features, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings                                     |
| Heating           | Baseboard, Natural Gas  |
| Cooling           | None  |
| # of Stories      | 4   |

### **Exterior**

|                   |            |
|-------------------|------------|
| Exterior Features | Balcony    |
| Construction      | Wood Frame |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 21st, 2025 |
| Days on Market | 9                |
| Zoning         | M-X1             |
| HOA Fees       | 437              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.