

# \$369,900 - 3407, 11 Mahogany Row Se, Calgary

MLS® #A2238576

**\$369,900**

2 Bedroom, 2.00 Bathroom, 855 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

Live Elevated in Mahogany: Calgary's™  
Most Vibrant Lake Community

Step into top-floor living with this modern 2-bedroom, 2-bathroom condo in the heart of Mahogany, where every day feels like a vacation. Designed with a smart open layout, this home features luxury vinyl plank flooring, a sleek kitchen with granite countertops, stainless steel appliances, and ample storage.

Unwind on your private balcony with sweeping panoramic views complete with a gas line for summer BBQs and sunset cocktails. Enjoy the convenience of underground parking, in-suite laundry, and your own storage locker because ease should never be a luxury.

Love the outdoors? You're just a 4-minute stroll to Mahogany's™ West Beach, where paddle boarding, skating, and lakeside lounging are part of everyday life. Whether you're a first-time buyer, a savvy investor, or someone who craves an active lifestyle, this is the ultimate low-maintenance retreat.

Pet-friendly (with board approval) and loaded with value, this one checks every box. Explore the immersive 3D iGuide tour and schedule your private showing today.

Built in 2015

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2238576          |
| Price          | \$369,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 855               |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 3407, 11 Mahogany Row Se |
| Subdivision | Mahogany                 |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3M 2L6                  |

### Amenities

|                |                                                             |
|----------------|-------------------------------------------------------------|
| Amenities      | Beach Access                                                |
| Parking Spaces | 1                                                           |
| Parking        | Guest, Heated Garage, Parkade, Secured, Titled, Underground |
| # of Garages   | 1                                                           |

### Interior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s), Chandelier, Elevator, Storage             |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Window Coverings, Washer/Dryer Stacked |
| Heating           | Natural Gas, Baseboard, Central                                                                                         |
| Cooling           | None                                                                                                                    |
| # of Stories      | 4                                                                                                                       |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | BBQ gas line, Balcony, Courtyard |
| Roof              | Asphalt Shingle                  |

|              |                                        |
|--------------|----------------------------------------|
| Construction | Composite Siding, Concrete, Wood Frame |
| Foundation   | Poured Concrete                        |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 109             |
| Zoning         | M-X1            |
| HOA Fees       | 440             |
| HOA Fees Freq. | ANN             |

**Listing Details**

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

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