

$ 265,000.00

# 3206 11 MAHOGANY ROW CALGARY

https://paulbrinton.com

- 2 beds
- 2 baths
- Apartment
- Residential
- Active

Gorgeous second floor unit with just 5 minutes walking distance to the lake access. This unit offers excellent function with 2 large separated bedrooms including a master complete with walk-in closet, 4-piece ensuite. The 2nd bedroom is also a great size. This unit also offers a well thought out desk/office...

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## BASIC FACTS

**Style:** Low-Rise(1-4)

**MLS ® #:** A1161510

**Type:** Apartment

**Bedrooms:** 2

**Status:** Active

**Year built:** 2015

**Parking:** Parkade, Stall, Titled

**Post Updated:** 2021-11-24 16:50:14

**Bathrooms:** 2

**Bedrooms Above Grade:** 2

**Date added:** 11/20/21

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Conventional

## PROPERTY FEATURES

**Total Parking:** 1

**Association Amenities:** Elevator(s),Parking,Storage

**Exterior Features:** Barbecue

**District:** CAL Zone SE

**Inclusions:** n/a

**Lot Features:** Beach,Close to Clubhouse,Cul-De-Sac,Lake,No Neighbours Behind,Underground Sprinklers

**Flooring:** Ceramic Tile,Laminate

**Community Features:** Clubhouse,Fishing,Gated,Lake,Park,Schools Nearby,Playground,Sidewalks,Street Lights,Shopping Nearby

**Fencing:** None

**Cooling:** None

**Interior Features:** Ceiling Fan(s),Chandelier,Closet Organizers,Crown Molding,Elevator,French Door,Granite Counters,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,See Remarks,Tile Counters,Walk-In Closet(s)

**Roof Type:** Asphalt Shingle

**Heating Type:** Baseboard,Fan Coil,Electric,Hot Water

## PROPERTY INFORMATION

**Levels:** Single Level Unit

**Laundry features:** In Unit, Laundry Room

**Zoning:** M-X1

**Transaction Type:** For Sale

**List Price Square Foot:** $ 311.74

**Title Land:** Fee Simple

**Photo Count:** 31

**Rooms Above Grade:** 6

**Unit Exposure:** W

**Unit Number:** 3206

**Construction Materials:** Composite Siding,Wood Frame

**Quarter:** SE

**Section:** 27

**Range:** 29

**Suite:** No

**Foundation:** Poured Concrete

**Frontage Metres:** 84.91M 278`7"

**Appliances:** Dishwasher,Dryer,Electric Oven,Electric Range,Electric Stove,Freezer,Garage Control(s),Instant Hot Water,Microwave Hood Fan,Refrigerator,Washer,Window Coverings

**Living Area SF:** 850.06

**Subdivision Name:** Mahogany

**Structure Type:** Low Rise (2-4 stories)

**Restrictions:** Easement Registered On Title,Restrictive Covenant-Building Design/Size,Utility Right Of Way

