



THE
A-TEAM

**RE/MAX
FIRST**

903 MAHOGANY Boulevard #71, Calgary T3M2B6

MLS® #: **A2103036**

Area: **Mahogany**

Listing Date: **01/23/24**

List Price: **\$579,500**

Status: **Pending**

County: **Calgary**

Change: **+\$10k, 06-Feb**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Row/Townhouse

City/Town:

Calgary

Year Built:

2023

Lot Information

Finished Floor Area

Abv Sqft:

1,558

Low Sqft:

Ttl Sqft:

1,558

Lot Sz Ar:

Lot Shape:

DOM

117

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

3 Storey

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Level, Street Lighting

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Composite Siding, Wood Frame, Wood Siding

Flooring:

Carpet, Ceramic Tile, Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator

Int Feat:

Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Second	0`0" x 0`0"	4pc Ensuite bath	Third	0`0" x 0`0"
4pc Bathroom	Third	0`0" x 0`0"	Office	Main	9`2" x 10`0"
Dining Room	Second	10`0" x 11`5"	Kitchen	Main	12`0" x 9`3"
Living Room	Second	13`6" x 13`6"	Bedroom - Primary	Third	10`7" x 13`8"
Bedroom	Third	11`4" x 9`10"	Bedroom	Third	9`11" x 9`8"

Legal/Tax/Financial

Condo Fee:
\$320

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
TBD

Legal Desc: **TBD**

Remarks

Pub Rmks: **Welcome to this incredible home in Mahogany, built with convenience and elegance in mind by Mountain Pacific Homes. As you enter this home, you are greeted with a spacious entryway and flex room that walks through to the secure double attached garage. Up one level in the main living area you will find an open concept floor plan, complete with a chef inspired kitchen, bright dining area and comfortable living room opposite the dining area! Functionality and elegance come together to offer spacious yet convenient living. On the upper floor, you are greeted with a gorgeous master retreat complete with ensuite. Additionally, you will find 2 good-sized bedrooms and conveniently located full bath and laundry area! Photos are representative.**

Inclusions:
Property Listed By: **N/A**
Bode Platform Inc.

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









