



THE
A-TEAM

**RE/MAX
FIRST**

903 MAHOGANY Boulevard #24, Calgary T3M 2B6

MLS® #: **A2114827**

Area: **Mahogany**

Listing Date: **03/14/24**

List Price: **\$519,500**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Row/Townhouse

City/Town:

Calgary

Year Built:

2024

Lot Information

Lot Sz Ar:

Lot Shape:

Finished Floor Area

Abv Sqft:

1,459

Low Sqft:

Ttl Sqft:

1,459

DOM

66

Layout

Beds:

2 (2)

Baths:

2.5 (2 1)

Style:

3 Storey

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Low Maintenance Landscape

Double Garage Attached

Utilities and Features

Roof:

Asphalt Shingle

Heating:

Forced Air,Natural Gas

Sewer:

Ext Feat:

None

Construction:

Brick,Vinyl Siding,Wood Frame

Flooring:

Carpet,Ceramic Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Microwave,Range,Refrigerator

Int Feat:

Double Vanity,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Second	14`2" x 10`9"	Dining Room	Second	12`0" x 10`0"
2pc Bathroom	Second	5`0" x 4`8"	Living Room	Second	15`9" x 12`0"
Bedroom - Primary	Third	13`0" x 11`0"	4pc Ensuite bath	Third	0`0" x 0`0"
Laundry	Third	3`5" x 3`0"	Bedroom	Third	12`0" x 11`0"
5pc Ensuite bath	Third	0`0" x 0`0"			

Legal/Tax/Financial

Condo Fee:	Title:	Zoning:
\$320	Fee Simple	TBD
	Fee Freq:	
	Monthly	
Legal Desc:	TBD	

Remarks

Pub Rmks:	Introducing "The Venice" by Mountain Pacific Homes. This spacious open concept home caters to all lifestyle needs. The L-shaped kitchen, invites culinary adventures and includes appliances. Abundant natural light fills the home through large windows. Step onto the balcony with built-in gas line for outdoor grilling. The central dining area suits family dinners, entertaining, or game nights. Upstairs features 2 master bedrooms, with 4 and 5 piece ensuites and walk-in closets. Also find stacked laundry on the upper floor adding convenience and ease to laundry day. Embrace comfort and functionality in this exquisite residence. *Photos are representative*
Inclusions:	N/A
Property Listed By:	Bode Platform Inc.

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







