



THE
A-TEAM

**RE/MAX
FIRST**

20 MAHOGANY Mews #413, Calgary T3M 2W8

MLS® #: **A2122964**

Area: **Mahogany**

Listing Date: **04/19/24**

List Price: **\$374,900**

Status: **Active**

County: **Calgary**

Change: **-\$4k, 14-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2018**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **615**
Low Sqft:
Ttl Sqft: **615**

DOM

30
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Heated Garage,Titled,Underground**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Stucco,Wood Frame**
Flooring: **Carpet,Laminate,Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Elevator,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	8`7" x 4`11"	Bedroom	Main	8`9" x 10`4"
Dining Room	Main	12`2" x 5`8"	Kitchen	Main	12`1" x 9`7"
Laundry	Main	7`9" x 5`5"	Living Room	Main	10`8" x 7`9"
Bedroom - Primary	Main	10`4" x 10`11"			

Legal/Tax/Financial

Condo Fee:
\$352

Title:
Fee Simple

Zoning:
M-H2

Fee Freq:
Monthly

Legal Desc: **1810402**

Remarks

Pub Rmks: **This gorgeous home is ready for you in desired LAKE Community Mahogany. As you enter, throw all dirty socks and clothes right into the laundry. Then you see modern white cabinets, countertops, and stainless steel appliances equipped kitchen in 10"ceiling with beautifully finished hard floor. It's perfect for meal prep and hosting friends and family. This unit creates a seamless flow from room to room and access to an expansive balcony. The view from balcony is not blocked by the building in front, pleasing your eyes. Moving back inside, you'll find a generous sized primary bedroom with closet and bright natural light through big window. The 4pc bathroom and well sized den won't disappoint you by providing all your needs. The windows not only allow good natural lighting and but as breeze makes it BEING COOL IN THE SUMMER WITHOUT AIR CONDITIONAING EVEN IN THE HOT SUMMER DUE TO RECENT CLIMATE CHANGE. This building includes excellent gym, library, bike storage and tiled heated underground parking. The community Mahogany beach club offers indoor and outdoor activities all year round. Within 5 minutes' drive, you will have the access to the South health campus and Stoney trail& Deerfoot trails. This beautifully maintained home will be entertaining you. Don't miss it out and Book your showing today!!**

Inclusions:
Property Listed By: **Spice Rack, TV mount in living room
CIR Realty**

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









