



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**11 MAHOGANY Row #2311, Calgary T3M 2L6**

MLS® #: **A2126537**

Area: **Mahogany**

Listing Date: **04/26/24**

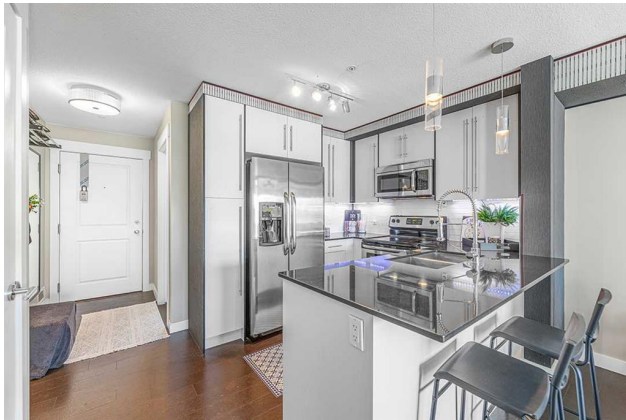
List Price: **\$335,000**

Status: **Active**

County: **Calgary**

Change: **-\$30k, 14-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2015**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **635**  
Low Sqft:  
Ttl Sqft: **635**

Access:

Lot Feat:

Park Feat:

**Heated Garage,Titled,Underground**

DOM

**23**

Layout

Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
Garage Sz: **1**

Utilities and Features

Roof:  
Heating: **Baseboard,Hot Water**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Cork**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**  
Int Feat: **Kitchen Island,Quartz Counters,Vinyl Windows**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>16`6" x 11`3"</b>	<b>Kitchen</b>	<b>Main</b>	<b>12`8" x 8`5"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`3" x 4`11"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`11" x 9`7"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`1" x 11`1"</b>	<b>Laundry</b>	<b>Main</b>	<b>3`5" x 3`3"</b>

Legal/Tax/Financial

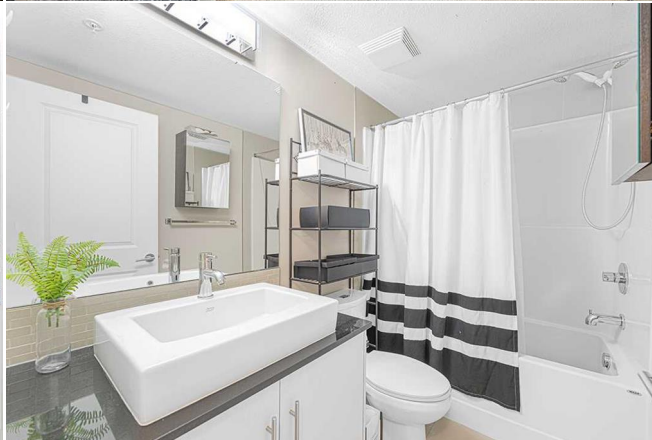
Condo Fee:  
**\$329**

Title: **Fee Simple**  
Fee Freq:

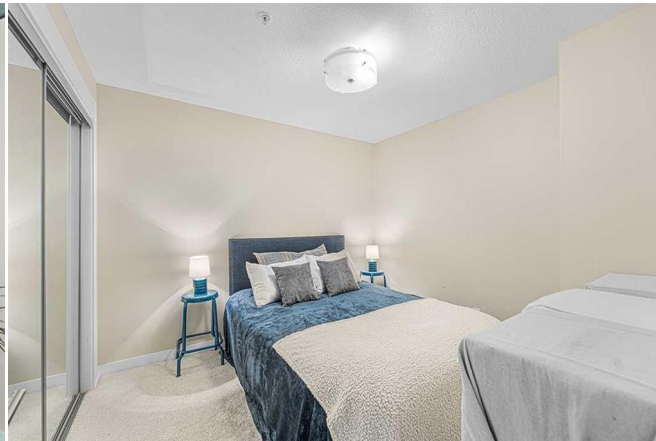
Zoning: **M-X1**

Legal Desc:	1510855	Monthly	Remarks
Pub Rmks:	<p><b>Welcome to this immaculate and cozy home with 2 bedrooms, 1 full bath, and a heated &amp; titled underground parking stall located in one of the most fast-developing communities in the South of Calgary. This unit is facing south with a huge balcony for enjoying the view. The sunny living room is open to the chef's kitchen which is equipped with tons of cabinets, granite counters, an eating bar, and s/s appliances. The south-facing primary bedroom is very bright and has a large closet. The second bedroom is in good size and with its own closet. The balcony offers you a relaxing place to enjoy your coffee in the morning. The underground parking plus the caged storage locker will increase your convenience of life. This complex is just steps away from the amenities Mahogany Village can offer and the West Beach. The lake community offers lake access, sandy beaches, pedal boats, a beach club, and more. Own your home and start the lake-living lifestyle now. Don't forget the 3D tour link for you to explore more about this gem.</b></p>		
Inclusions:	n/a		
Property Listed By:	CIR Realty		

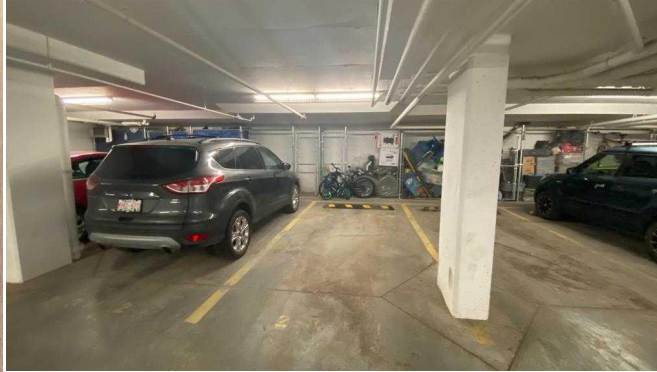
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











2311-11 Mahogany Row SE, Calgary, AB

Main Floor Exterior Area 694.21 sq ft  
Interior Area 533.50 sq ft



0 3 6 ft PREPARED: 20/04/21  
While regions are excluded from total floor area in CLC/IDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

