



THE
A-TEAM

**RE/MAX
FIRST**

24 MAHOGANY Path #113, Calgary T3M 3H6

MLS®#: **A2131117**

Area: **Mahogany**

Listing Date: **05/23/24**

List Price: **\$499,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2020**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:

Park Feat:

Residential
Apartment
Calgary
2020

Finished Floor Area

Abv Sqft: **807**

Low Sqft:

Ttl Sqft: **807**

Titled, Underground

DOM

33

Layout

Beds: **1 (1)**

Baths: **1.0 (1 0)**

Style: **Apartment**

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

Roof:
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony**

Construction: **Composite Siding, Wood Frame**
Flooring: **Hardwood**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Built-In Refrigerator, Dishwasher, Dryer, Electric Stove, Microwave, Washer, Window Coverings**
Int Feat: **High Ceilings, Kitchen Island, Open Floorplan, See Remarks**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	10`3" x 15`1"	Dining Room	Main	9`7" x 11`9"
Kitchen	Main	8`8" x 13`6"	Entrance	Main	6`11" x 5`5"
Laundry	Main	5`8" x 7`7"	3pc Bathroom	Main	9`5" x 9`1"
Bedroom - Primary	Main	12`1" x 10`11"	Balcony	Main	7`10" x 17`10"
Furnace/Utility Room	Main	2`7" x 2`7"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$625

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc: 1910502

Remarks

Pub Rmks: **OPEN HOUSE ~ 2:00-4:00 pm Saturday June 22. Please enter through the ground floor patio. Welcome to resort living in Jayman's, 55 plus active adult living community. This one bed, one bath unit is in a private location connected to lifestyle and ready for you to call home. As you enter, the soaring 12-foot ceilings and premium finishings showcase an abundance of natural light and pride of ownership. Greeted by a sparkling chef's kitchen and oversized island, the stainless-steel appliances, quartz countertops and master built cabinetry provide the luxury Westman Village is known for. The forward-thinking floor plan has an extended living area giving space to relax or entertain family and friends. The primary bedroom has ample space for your dream bedroom suite and large windows to enjoy the beauty of natural light. The walkthrough closets are finished with clean lines and lead to your en-suite oasis. The triple paned windows and air-conditioning will ensure your comfort year-round. The ground floor provides a unique opportunity to have private access to your suite as well as an oversized covered patio to courtyard and fountain views. Lastly, the indoor skywalk connects you to the Village Centre and a 40,000 square foot amenities centre, with coordinated activities regardless of season. Included in the amenities centre is your concierge, 24/7 security, convenience shopping, fitness center, gym, indoor walking path, atrium, movie theater, games room, reading room, professional kitchen, woodworking shop, arts and crafts centre, meeting rooms, pool, hot tub, private wine room, and so much more. Please watch the supplement video to lean more and book your private viewing today.**

Inclusions: Hood Fan
Property Listed By: RE/MAX Realty Professionals

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











