



THE
A-TEAM

**RE/MAX
FIRST**

30 MAHOGANY Mews #201, Calgary T3M 3H4

MLS® #: **A2134884** Area: **Mahogany** Listing Date: **06/05/24** List Price: **\$408,000**
 Status: **Active** County: **Calgary** Change: **-\$7k, 14-Jun** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2020**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **900**
 Low Sqft:
 Ttl Sqft: **900**

DOM

22
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Parking

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

Access:
 Lot Feat:
 Park Feat: **Heated Garage,Parkade,Underground**

Utilities and Features

Roof:
 Heating: **Baseboard,Forced Air**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Stucco**
 Flooring: **Carpet,Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Wall/Window Air Conditioner,Washer,Window Coverings**
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	14`4" x 15`6"	Bedroom	Main	12`10" x 9`4"
3pc Ensuite bath	Main	8`10" x 8`11"	4pc Bathroom	Main	8`5" x 4`11"
Kitchen	Main	19`4" x 10`0"	Living/Dining Room Combination	Main	20`5" x 13`5"
Foyer	Main	8`3" x 7`5"			

Legal/Tax/Financial

Condo Fee: **\$430** Title: **Fee Simple** Zoning: **M-H2**
 Fee Freq: **Monthly**
 Legal Desc: **2011123**

Remarks

Pub Rmks: **Situated in the heart of Mahogany, steps away from the beaches, pathways, Westman village is across the street, proximity to restaurants and shops, green space, playgrounds, and schools, this property offers not just a home, but a smart investment and a generous lifestyle. Imagine enjoying this second-floor unit has wide plank laminate floors, complementing the 42" tall white cabinets, modern quartz counters, and tile backsplash in both the kitchen and bathroom. Full Whirlpool stainless steel appliance package, 9' knockdown ceilings, and a patio with a barbecue gas line. With an open design floor plan, the kitchen overlooks the dining area and living room, making entertaining guests welcoming. Its south exposure lets in a lot of natural light, both the main living space and primary bedroom. The primary bedroom includes a full-length closet and spacious 3-piece ensuite with a full-sized shower. The laundry closet is conveniently located outside the primary bedroom. A second full-sized bedroom and another 4-piece bathroom ensure there is ample space and privacy for all occupants.**

Inclusions: **n/a**
Property Listed By: **Real Broker**

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





