



THE
A-TEAM

**RE/MAX
FIRST**

903 MAHOGANY Boulevard #885, Calgary T3M 3W9

MLS®#: **A2135730**

Area: **Mahogany**

Listing Date: **06/19/24**

List Price: **\$470,000**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 18-Jul**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2024**

Finished Floor Area

Abv Sqft: **1,236**

Low Sqft:

Ttl Sqft: **1,236**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

89

Layout

Beds: **2 (2)**

Baths: **2.5 (2 1)**

Style: **3 Storey**

Parking

Ttl Park: **1**

Garage Sz: **1**

Access:

Lot Feat: **Close to Clubhouse,Lake,Landscaped,Street Lighting**

Park Feat: **Single Garage Attached**

Utilities and Features

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

Construction: **Cement Fiber Board,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Humidifier,Microwave,Range Hood,Refrigerator,Window Coverings**
Int Feat: **Breakfast Bar,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"	Kitchen	Main	14`3" x 10`0"
Dining Room	Main	10`6" x 6`6"	Living Room	Main	12`0" x 10`0"
Bedroom - Primary	Upper	9`10" x 10`5"	4pc Ensuite bath	Upper	0`0" x 0`0"
4pc Bathroom	Upper	0`0" x 0`0"	Bedroom	Upper	8`11" x 10`9"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$300

Fee Simple
Fee Freq:
Monthly

TBD

Legal Desc: TBD

Remarks

Pub Rmks: **Introducing "The Newport" by Mountain Pacific Homes. This spacious open concept home caters to all lifestyle needs. The U-shaped kitchen, adorned with a single-sided waterfall island, 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, one of which - the 4 piece ensuite boasts a walk-in closet. Also find stacked laundry, and a second master with its own ensuite. 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



