



THE
A-TEAM

**RE/MAX
FIRST**

20 MAHOGANY Mews #417, Calgary t3m2w8

MLS® #: **A2136478**

Area: **Mahogany**

Listing Date: **09/06/24**

List Price: **\$349,900**

Status: **Active**

County: **Calgary**

Change: **None**

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: **648**
Low Sqft:
Ttl Sqft: **648**

DOM

12
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Additional Parking,On Street,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: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Electric Range,ENERGY STAR Qualified Dishwasher,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Built-in Features**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5`5" x 4`8"	Kitchen	Main	9`5" x 8`3"
Laundry	Main	5`11" x 5`8"	3pc Bathroom	Main	4`11" x 7`10"
Walk-In Closet	Main	4`7" x 7`11"	Bedroom - Primary	Main	11`10" x 9`4"
Dining Room	Main	6`9" x 10`11"	Living Room	Main	12`3" x 10`10"
Bedroom	Main	9`9" x 8`0"	Balcony	Main	5`11" x 22`2"

Legal/Tax/Financial

Condo Fee: \$337	Title: Fee Simple Fee Freq: Monthly	Zoning: M-H2
----------------------------	--	------------------------

Legal Desc: **1810402**

Remarks

Pub Rmks: **OPEN HOUSE SATURDAY SEPT 21 FROM 1-4PM . Explore the vibrant community of Mahogany in Calgary. Here lies a haven of modern living at 20 Mahogany Mews SE. This exquisite condo offers a blend of sophisticated design, unparalleled comfort, and enviable amenities, promising a lifestyle of luxury and convenience. As you step into this meticulously crafted abode, you're greeted by an atmosphere of refinement and elegance. The spacious living area boasts an abundance of natural light, creating a welcoming ambiance that invites relaxation and tranquility. Adorned with additional built-in cabinets, the living space seamlessly combines style with functionality, providing ample storage solutions without compromising on aesthetics. One of the defining features of this remarkable residence is its breathtaking views. Situated on the top floor, residents are treated to panoramic vistas of the majestic mountains on 22 ft long balcony, offering a picturesque backdrop that's sure to leave a lasting impression. Whether you're savoring your morning coffee or unwinding after a long day, these awe-inspiring views serve as a constant reminder of the beauty that surrounds you. Beyond the confines of the condo, the Mahogany community offers an array of amenities designed to enhance every aspect of daily life. From the serene lake, perfect for leisurely strolls or picnics by the shore, to the state-of-the-art gym facilities, where residents can prioritize their health and wellness, there's something for everyone to enjoy. Additionally, the inclusion of central air ensures year-round comfort, allowing you to maintain an optimal indoor environment regardless of the season.**

Inclusions: **N/A**
Property Listed By: **Greater Calgary Real Estate**

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

















