

30 MAHOGANY Mews #205, Calgary T3M 3H4

MLS®#: **A2149616** Area: **Mahogany** Listing Date: **07/26/24** List Price: **\$325,000**
 Status: **Active** County: **Calgary** Change: **-\$15k, 08-Aug** Association: **Fort McMurray**



General Information

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

Finished Floor Area
 Abv Sqft: **554**
 Low Sqft:
 Ttl Sqft: **554**

DOM
52
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

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

Access:
 Lot Feat:
 Park Feat: **Stall,Titled**

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Stone,Stucco,Wood Frame**
 Flooring: **Carpet,Laminate,Tile**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Open Floorplan,See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	11`11" x 9`11"	Living Room	Main	11`0" x 9`5"
Laundry	Main	5`11" x 5`5"	Balcony	Main	22`1" x 6`3"
Bedroom - Primary	Main	10`6" x 9`3"	Bedroom	Main	8`2" x 7`10"
3pc Bathroom	Main	0`0" x 0`0"	Foyer	Main	7`4" x 3`4"

Legal/Tax/Financial

Condo Fee: **\$325** Title: **Fee Simple** Zoning: **M-H2**

Fee Freq:
Monthly

Legal Desc: **2011123**

Remarks

Pub Rmks: **Welcome to lakeside living in this delightful 2-bedroom, 1-bathroom condo tucked away in the sought-after Mahogany community. The open-concept layout boasts upgraded tall cabinets (42"), stainless steel appliances, and quartz countertops, creating a bright and airy kitchen that flows seamlessly into the cozy living area. The 3-piece bathroom features an upgraded stand-up shower with a glass bypass door. Step outside onto your private oversized balcony, the perfect spot for sipping morning coffee or entertaining guests. Hosting has never been easier with access to two guest suites and a well-equipped fitness center offering various options to stay active. Mahogany's prime location puts you within easy reach of all amenities, including Westman Village and the picturesque Mahogany Lake. Commuting is a breeze with quick access to Stoney and Deerfoot Trail. This move-in ready gem comes with a titled parking stall right outside your door, adding convenience to your daily routine. Embrace the vibrant lake community lifestyle and make this cozy condo your new home.**

Inclusions:
Property Listed By: **Artificial bamboo trees on the balcony
Real Broker**

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







