



THE
A-TEAM

**RE/MAX
FIRST**

11 MAHOGANY Row #3309, Calgary T3M2L6

MLS®#: **A2149821**

Area: **Mahogany**

Listing Date: **08/01/24**

List Price: **\$422,900**

Status: **Active**

County: **Calgary**

Change: **-\$12k, 11-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2015**

Finished Floor Area

Abv Sqft: **938**
Low Sqft:
Ttl Sqft: **938**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

48
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Access:

Lot Feat:
Park Feat:

Underground

Parking

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

Utilities and Features

Roof:
Heating: **Hot Water**
Sewer:
Ext Feat: **Balcony**

Construction: **Wood Frame**
Flooring: **Carpet,Ceramic Tile,Cork**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Ceiling Fan(s),No Smoking Home,Open Floorplan,Quartz Counters,Soaking Tub,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	9`1" x 6`0"	Flex Space	Main	4`7" x 5`11"
Kitchen	Main	11`0" x 12`3"	Dining Room	Main	9`6" x 11`1"
Living Room	Main	10`10" x 12`0"	Bedroom - Primary	Main	11`10" x 11`0"
Walk-In Closet	Main	8`2" x 5`1"	4pc Ensuite bath	Main	8`8" x 4`11"
Bedroom	Main	11`7" x 11`10"	4pc Bathroom	Main	8`7" x 8`8"
Laundry	Main	3`4" x 3`4"	Balcony	Main	6`2" x 10`6"

Legal/Tax/Financial

Condo Fee:
\$541

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-X1

Legal Desc: **1511301**

Remarks

Pub Rmks: **SPACIOUS, one of the largest units in the complex, over 938 sq ft 2 bedroom, 2 bath CORNER UNIT condo with AC, presents an opportunity for you to own real estate for less than what you would pay in rent! OR BUY AN ENVESTMENT. In the beautiful community of Mahogany this complex is located conveniently close (just a short walk) to the Mahogany Shopping Village and Westman Village shopping plaza. With easy access to both Stoney and Deerfoot trails, and just a short 5-minute walk from the amenities within the 4 season Mahogany community including 74 acre wetlands with surrounding walking/cycling trails, 3 gated and connected lakes with wide sandy beaches for residents and their guests to enjoy year round with free use of kayaks, canoes, pedal boats, SUPs, beach volleyball, NG fire pits, BBQ sites, many playgrounds, movies in the park, fishing in all 3 lakes and tennis/pickleball courts. There is an abundance of winter activities such as skating on the lake with a Zamboni cleared path, along with annual year-round celebrations open to all residents. Central to this vibrant community is the 22,000 sq. ft. Mahogany Beach Club facility which hosts even more activities, programs, a full-size gymnasium and gathering spaces. The expanding local village market offers a car wash, a pharmacy, shopping, restaurants, doctors, dentists, banks, coffee shops and so much more. South Health Campus hospital and the world's largest YMCA are both a 5-minute drive away. Area schools and daycares provide many choices for your family. This modern spacious condo is designed in a classic white and black style, white beautiful quartz counters, SS appliances with water and ice in the refrigerator and a Breakfast bar that seats at least 3. The primary bdrm is large enough for big furniture and has a walk-in closet as well as a 4-piece ensuite with a deep soaker tub and dual flush toilet. The 2nd bdrm is a good size and the 2nd 4-piece bath also has a soaker tub and dual flush toilet. There is a desk area in the hallway, and a large balcony, covered and facing west, perfect for summer sunsets. Comes with secure underground parking and 1 storage locker, conveniently located Infront of the parking stall. Don't miss this opportunity**

Inclusions:
Property Listed By: **Shoe Rack and Bench, 4 Ceiling Fans
One Percent Realty**

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











