



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**11 MAHOGANY Row #1210, Calgary T3M 2L6**

MLS® #: **A2153815**

Area: **Mahogany**

Listing Date: **08/12/24**

List Price: **\$435,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 18-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2014**

Finished Floor Area

Abv Sqft: **937**  
Low Sqft:  
Ttl Sqft: **937**

DOM

**37**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:  
Park Feat: **Parkade,Titled**

Utilities and Features

Roof:  
Heating: **Baseboard,Natural Gas**  
Sewer:  
Ext Feat: **Balcony,Storage**

Construction: **Composite Siding,Stone,Wood Frame**  
Flooring: **Carpet,Laminate**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Electric Stove,Microwave,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Breakfast Bar,Ceiling Fan(s),Stone Counters,Vinyl Windows,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>8`10" x 5`0"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>8`10" x 8`8"</b>
<b>Bedroom</b>	<b>Main</b>	<b>14`0" x 11`9"</b>	<b>Dining Room</b>	<b>Main</b>	<b>9`1" x 8`5"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8`3" x 8`5"</b>	<b>Living Room</b>	<b>Main</b>	<b>14`3" x 14`11"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`11" x 16`1"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$532**

Title:  
**Fee Simple**

Zoning:  
**M-X1**

Fee Freq:  
**Monthly**

Legal Desc: **1510869**

Remarks

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Pub Rmks: **Wow! RARE opportunity. One of the LARGEST UNITS in the best building on the LAKE SIDE of the complex!! CORNER UNIT, With peek-a-boo LAKE VIEWS & PARKING, STORAGE and IN-SUITE LAUNDRY! Vacant and ready for you to move in today! Gorgeous Spacious 937sf, 2 bed and 2 full bath. Excellent functionality with large, separated bedrooms including a primary suite complete with a large walk-through closet and 4-piece ensuite. The second bedroom has the best lake view! Chic Kitchen design with quartz counters, custom cabinetry, stainless steel appliances, and functional sit up island. Head out to the large balcony perfect to enjoy summer bbq's or entertaining. Unit also features a large front foyer with closet and a built-in work station/desk. Gorgeous wide planked flooring and ceiling fans in every room! 1 Titled underground parking stall complete with secure storage locker. Easy walkable location to all of Mahogany's amazing amenities and lake access! Fabulous opportunity, these larger corner units in this location of the building are hard to come by!**

Inclusions: **Portable Air Conditioner "As is"**  
Property Listed By: **Charles**

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