



THE
A-TEAM

**RE/MAX
FIRST**

267 MAHOGANY Way, Calgary T3M 2G6

MLS®#: **A2154809**

Area: **Mahogany**

Listing Date: **08/13/24**

List Price: **\$545,000**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 30-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2013**

Finished Floor Area
Abv Sqft: **1,799**
Low Sqft:
Ttl Sqft: **1,799**

DOM

36
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Corner Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer**
Int Feat: **Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`2" x 12`3"
2pc Bathroom	Main	5`7" x 4`7"
3pc Ensuite bath	Upper	4`11" x 8`1"
4pc Ensuite bath	Upper	6`10" x 8`1"
Den	Lower	9`8" x 12`2"

Room	Level	Dimensions
Kitchen	Main	9`11" x 12`7"
Bedroom	Upper	12`3" x 14`7"
Bedroom - Primary	Upper	15`1" x 11`11"
Laundry	Upper	3`8" x 6`10"

Legal/Tax/Financial

Condo Fee:
\$326

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1412699**

Remarks

Pub Rmks: **Spacious corner-lot townhouse in Mahogany with almost 1800 sq ft, boasting an attached double car garage and room for 2 more vehicles in front of the garage. Nestled on a quiet road overlooking green space, it's a short 2 minute walk from two elementary schools. Abundant natural light fills the home, accentuated by extra windows unique to corner lots. Stay cool with high-efficiency AC and the home is wired for internet across all levels to enjoy Fiber Optic high speeds. A cozy half bath neatly divides the kitchen and living area, leading out to a welcoming balcony perfect for lounging and barbecues. The kitchen features granite countertops, stainless steel appliances, tiled backsplash and plenty of cabinet space. The impressive upper floor features two oversized bedrooms, the primary bedroom is a retreat of its own with a walk-in closet and an en-suite bathroom equipped with a stand-up shower. The second bedroom is slightly larger, complete with a full bath and both bedrooms are equipped with generously sized walk-in closets. Descending to the lower level, there's a large office/den space, offering flexibility to be converted into an open-concept third bedroom. This level also grants access to the furnace room and a substantial closet, ensuring ample storage space. Unique to this townhouse is a small storage room located halfway up to the third floor, further enhancing your storage needs. Living in Mahogany you will have lake access, and walking distance to newly built restaurants, gyms, banking and grocery stores. 2 minute drive to the main highway Stoney Trail and 52 Street. 5 minute drive to South Health Campus hospital, and newly built Seton YMCA and Joane Cardinal-Schubert High School in Seton. Perfect opportunity for a professional couple or a small family. Check out the virtual tour and Youtube video or book your private tour today!**

Inclusions:
Property Listed By: **na**
2% Realty

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