



THE A-TEAM

RE/MAX FIRST

20 MAHOGANY Mews #408, Calgary T3M 2W8

MLS® #: A2158886 Area: Mahogany Listing: 09/23/24 List Price: \$339,900
Status: Active County: Calgary Change: -\$10k, 16-Oct Association: Fort McMurray



General Information

Prop Type: Residential Apartment
Sub Type: Apartment
City/Town: Calgary
Year Built: 2018
Finished Floor Area: 613
Abv Sqft: 613
Low Sqft:
Ttl Sqft: 613

Access:
Lot Feat:
Park Feat: Parkade, Underground

DOM

59
Layout
Beds: 2 (2)
Baths: 1.0 (1 0)
Style: Low-Rise(1-4)

Parking

Ttl Park: 1
Garage Sz:

Utilities and Features

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

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Kitchen With Eating Area, Foyer, Balcony, Bedroom, Living Room, Laundry, Bedroom - Primary, and 4pc Bathroom.

Legal/Tax/Financial

Condo Fee: \$352 Title: Fee Simple Zoning: M-H2

Fee Freq:
Monthly

Legal Desc: **1810402**

Remarks

Pub Rmks: **Life is best at the lake! Welcome home to this impeccable 2 BR TOP FLOOR condo with CITY & MOUNTAIN views in desirable Sandgate in Mahogany. This award winning lake community with pathways, beaches, parks, walking distance to restaurants, shops, green space, fitness studio, library, and more offers the best of a relaxing lifestyle. Great investment opportunity or a place to call home as this unit gleams with pride of ownership and is move-in ready. Fresh modern open design features bright white kitchen with breakfast bar and quartz counters and laminate flooring, open to living room with access to balcony with gas hook-up. Good size master bedroom. 3-piece bathroom. Second bedroom is also ideal for den/office use. In-suite laundry room and storage. Heated underground parking with titled parking stall. Complex offers gym, library, and two guest suites. Why rent when you can own and live in Calgary's top lake community. 22km of pathways, 2 beaches, a plethora of commercial amenities, green space, playgrounds, pets welcome, a fitness studio, lending library and guest suite. Not just a home, a smart investment and generous lifestyle. Walkable to everything that matters so call for your appointment to view in person.**

Inclusions:
Property Listed By: **NA
RE/MAX First**

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







