

20 MAHOGANY Mews #408, Calgary T3M 2W8

MLS® #: **A2158886** Area: **Mahogany** Listing Date: **09/23/24** List Price: **\$329,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 25-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2018**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **613**
 Low Sqft:
 Ttl Sqft: **613**

DOM

89
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Parkade, Underground**

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

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen With Eating Area	Main	12`0" x 9`1"	Living Room	Main	13`10" x 10`6"
Foyer	Main	6`2" x 3`9"	Laundry	Main	7`8" x 5`5"
Balcony	Main	11`0" x 6`0"	Bedroom - Primary	Main	10`11" x 10`3"
Bedroom	Main	8`9" x 7`11"	4pc Bathroom	Main	8`10" x 4`11"

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







