



THE
A-TEAM

**RE/MAX
FIRST**

903 MAHOGANY Boulevard #332, Calgary T3M3W9

MLS® #: **A2159894**

Area: **Mahogany**

Listing Date: **08/26/24**

List Price: **\$530,000**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 12-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,559**
Low Sqft:
Ttl Sqft: **1,559**

DOM

117
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **3 Storey**

Parking

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

Access:

Lot Feat: **Close to Clubhouse,Low Maintenance Landscape,Landscaped,Level**
Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Cement Fiber Board,Wood Frame**
Flooring: **Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Refrigerator,Dishwasher,Electric Range,Freezer,Garage Control(s),Gas Water Heater,Humidifier,Microwave,Range Hood,Refrigerator**
Int Feat: **High Ceilings,Kitchen Island,Open Floorplan,Recessed Lighting**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Second	0`0" x 0`0"
3pc Bathroom	Third	0`0" x 0`0"
Dining Room	Second	10`0" x 11`5"
Living Room	Second	13`6" x 13`6"
Bedroom	Third	11`4" x 9`10"

Room	Level	Dimensions
4pc Ensuite bath	Third	0`0" x 0`0"
Flex Space	Main	9`2" x 10`0"
Kitchen	Main	12`0" x 9`3"
Bedroom - Primary	Third	10`7" x 13`8"
Bedroom	Third	9`11" x 9`8"

Legal/Tax/Financial

Condo Fee:
\$321

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
TBD

Legal Desc: **TBD**

Remarks

Pub Rmks: **Welcome to this exceptional townhome situated in the heart of Mahogany, meticulously designed by Mountain Pacific Homes to harmonize convenience and elegance. Upon entering, you're greeted by a grand foyer leading to a versatile flex room seamlessly connected to the secure double attached garage. As you ascend to the main living area, an airy open-concept layout awaits, featuring a central chef-inspired kitchen with an island, sunlit dining space, and a cozy living room—a perfect blend of functionality and refinement, offering ample yet practical living space. Moving to the upper floor, you'll find the primary bedroom retreat complete with an ensuite bathroom and walk-in closet. Two additional bedrooms, a full bath, and a conveniently located laundry area complete this level. Welcome to effortless luxury living at its finest—a true embodiment of refined living in Mahogany. *Photos are representative***

Inclusions: **waterfall island, feature wall, electric blinds throughout home, full height tile, quartz throughout, black fixtures, interior selection/upgrades available**

Property Listed By: **Bode Platform Inc.**

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







