



THE
A-TEAM

**RE/MAX
FIRST**

903 MAHOGANY Boulevard #16, Calgary T3M3W9

MLS® #: **A2159928**

Area: **Mahogany**

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

List Price: **\$549,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2025**

Finished Floor Area
Abv Sqft: **1,666**
Low Sqft:
Ttl Sqft: **1,666**

DOM

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

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Microwave,Range,Refrigerator**
Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Stone Counters,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Second	0`0" x 0`0"	4pc Ensuite bath	Third	0`0" x 0`0"
4pc Ensuite bath	Third	0`0" x 0`0"	Dining Room	Second	10`6" x 6`6"
Kitchen	Second	14`3" x 10`0"	Living Room	Second	12`0" x 10`0"
Bedroom - Primary	Third	8`11" x 10`9"	Bedroom - Primary	Third	9`10" x 10`5"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$321

Fee Simple

TBD

Fee Freq:

Monthly

Legal Desc: **TBD**

Remarks

Pub Rmks: **Introducing this beautiful townhome by Mountain Pacific Homes. This spacious open concept home caters to all lifestyle needs. Upon entering, you're greeted by a majestic foyer, leading to a versatile flex room seamlessly connected to the secure single-car attached garage. The central kitchen with a large island, invites culinary adventures and includes appliances. Abundant natural light fills the home through large windows. Step onto the balcony with built-in gas line for outdoor grilling. The central dining area suits family dinners, entertaining, or game nights. Upstairs features 2 master bedrooms, both with dual sink ensuites and walk-in closets. Also find stacked laundry on the upper floor adding convenience and ease to laundry day. Embrace comfort and functionality in this exquisite residence. *Photos are representative***

Inclusions: **N/A**
Property Listed By: **Bode Platform Inc.**

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













