



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**903 MAHOGANY Boulevard #14, Calgary T3M3W9**

MLS® #: **A2159930**      Area: **Mahogany**      Listing Date: **08/27/24**      List Price: **\$539,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

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

DOM

**23**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.5 (2 1)**  
 Style: **3 Storey**

Parking

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

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,No Animal Home,No Smoking Home,Open Floorplan,Stone Counters,Walk-In Closet(s)**  
 Utilities:

Room Information

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

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

**\$321**

**Fee Simple**

**TBD**

Fee Freq:

**Monthly**

Legal Desc:

**TBD**

Remarks

Pub Rmks:

**Enter into this exceptional townhome situated in the heart of Mahogany, skillfully designed by Mountain Pacific Homes to harmonize convenience with elegance. Upon entering, you're greeted by a majestic foyer, leading to to stairs up to the secondary floor. Ascend to the main living area, featuring an airy open-concept layout, showcasing a central chef-inspired kitchen, sunlit dining space, and a snug living room. This space effortlessly combines practicality with sophistication, offering ample yet functional living quarters. Journey to the upper floor, where two primary bedrooms await, each boasting an ensuite bathroom. A conveniently located laundry area completes this level. Embrace the epitome of luxury living, where comfort meets refinement effortlessly. \*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**