



THE
A-TEAM

**RE/MAX
FIRST**

30 MAHOGANY Mews #104, Calgary T3M 3H4

MLS®#: **A2165496** Area: **Mahogany** Listing Date: **09/13/24** List Price: **\$450,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2020**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
 Abv Sqft: **1,025**
 Low Sqft:
 Ttl Sqft: **1,025**

Heated Garage,Titled,Underground

DOM

6

Layout

Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **BBQ gas line**

Construction: **Stone,Stucco,Wood Frame**
 Flooring: **Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator,Wall/Window Air Conditioner,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Ceiling Fan(s),Closet Organizers,Elevator,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5`3" x 8`6"	Laundry	Main	3`11" x 8`0"
4pc Bathroom	Main	4`11" x 7`10"	Bedroom	Main	10`1" x 9`9"
Kitchen With Eating Area	Main	9`3" x 16`4"	Living Room	Main	14`5" x 16`3"
Bedroom - Primary	Main	12`3" x 12`7"	Walk-In Closet	Main	4`11" x 8`8"
3pc Ensuite bath	Main	5`7" x 8`8"			

Legal/Tax/Financial

Condo Fee:
\$599

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-H2

Legal Desc: **2011123**

Remarks

Pub Rmks: **This bright & immaculate 2 bed/2 bath condo in the highly desirable community of Mahogany could be your next home! Walking into the home you'll appreciate the updated paint, high ceilings & wide plank laminate flooring throughout. The good sized foyer features loads of storage & a dedicated laundry room with tons of shelving. The spacious first bedroom features a sunny window for plenty of light & large closet. The main 4 pc. bath features quartz counters and an additional wall cabinet for storage. The primary suite features a huge window for light, a good sized walk in closet with custom built ins, and a good sized 3 pc ensuite featuring quartz counters, generous wall cabinet and large glass doored walk in shower. The open concept main living space features tons of windows flooding the area with natural light, a spacious living room large enough for a sectional and a large kitchen featuring a huge island with seating for 6, quartz countertops and loads of storage, great for entertaining. You'll also love the Mini Split AC unit! The peaceful deck off the living area is great for enjoying a glass of wine at the end of the day. The underground parkade is perfect for those cold winter days and the titled stall & adjacent storage locker is conveniently located close to both the elevator & stairwell for easy access with groceries, etc. The vibrant community of Mahogany has it all! The home is easy walking distance to all the amenities of Westman Village incl. shops & restaurants like Chairman's Steak House & The Banquet, groceries, and more. Walking distance to the stunning 63 acre Mahogany lake, where you'll enjoy the beaches, swimming, paddle boarding, and fishing in the warmer months, snowshoeing & skating in the winter, the Beach Club with numerous activities, tennis & pickle ball courts, basketball & skate parks, km's of bike & walking paths and close to the off leash park in Auburn Bay for your fur babies. With easy access to both Stoney Trail and Deerfoot Trail, you can get to anywhere you need to be with ease. See it before it's gone!**

Inclusions: **Spice racks in pantry, TV Mounts x 3**
Property Listed By: **eXp Realty**

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









