



THE
A-TEAM

**RE/MAX
FIRST**

11 MAHOGANY Row #2302, Calgary T3M 2L6

MLS® #: **A2165999** Area: **Mahogany** Listing Date: **09/17/24** List Price: **\$429,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2015**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

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

Finished Floor Area

Abv Sqft: **935**
 Low Sqft:
 Ttl Sqft: **935**

DOM

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

Parking

Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt**
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Granite Counters,Low Flow Plumbing Fixtures,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	12`3" x 7`9"	Dining Room	Main	9`5" x 9`0"
Living Room	Main	12`0" x 10`9"	Bedroom - Primary	Main	11`10" x 11`0"
Bedroom	Main	11`9" x 11`7"	4pc Bathroom	Main	
4pc Ensuite bath	Main				

Legal/Tax/Financial

Condo Fee: **\$503** Title: **Fee Simple** Zoning: **M-X1**

Fee Freq:
Monthly

Legal Desc: **1510855**

Remarks

Pub Rmks: **A rare find w/2 TITLED parking spots! Searching for a great condo in the heart of Calgary's best lake community? Your wait is over! This beautiful, corner unit w/over 930 sq.ft offers great design & privacy. Functional kitchen w/granite counters, stainless steel appliances and sleek, modern cabinetry w/an extra set of cupboards that offers more storage....a great upgrade. Spacious living room is flooded with natural light w/windows along 2 sides. West facing balcony is a great space to enjoy the outdoors & is complete w/a gas line. Retractable screen offers the shade you need on those hot summer days. Primary bedroom is well sized and can accommodate your king bed and furniture. Walk-through closet leads into the 4-pc ensuite. Large second bedroom is across the hall so a great floorplan for a roommate or those working from home. 4-pc bath & tech counter complete the unit. Newer laminate floor through, peak-a-boo lake views and 2 parking stalls means you don't need to worry about finding street parking. Pet friendly building w/board approval. Great location w/easy access to the Beach Club, Sobeys and all the amenities in Mahogany and 130th. Jump onto 52nd St and connect to Stoney Trail or Deerfoot in no time. Don't miss this opportunity!**

Inclusions:
Property Listed By: **retractable sunscreen on patio
RE/MAX Real Estate (Mountain View)**

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







