



THE
A-TEAM

**RE/MAX
FIRST**

122 MAHOGANY Centre #132, Calgary T3M 2Y1

MLS®#: **A2166818**

Area: **Mahogany**

Listing Date: **09/18/24**

List Price: **\$470,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2018**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **644**
Low Sqft:
Ttl Sqft: **644**

DOM

1
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Parkade,Stall,Underground

Utilities and Features

Roof:

Heating: **Forced Air**

Sewer:

Ext Feat: **BBQ gas line,Courtyard,Fire Pit**

Construction:

Brick,Concrete,Stucco

Flooring:

Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Dishwasher,Garage Control(s),Microwave,Range,Refrigerator,Washer/Dryer Stacked,Window Coverings

Int Feat:

Chandelier,Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	4' 11" x 8' 1"	Bedroom	Main	9' 6" x 12' 2"
Dining Room	Main	8' 0" x 9' 4"	Kitchen	Main	11' 6" x 16' 11"
Living Room	Main	9' 11" x 12' 4"			

Legal/Tax/Financial

Condo Fee:

\$597

Title:

Fee Simple

Fee Freq:

Zoning:

DC

Monthly

Legal Desc: 1811825

Remarks

Pub Rmks: **Ground floor unit with courtyard views in the amazing complex of Westman Village ,Calgary's first resort style lakefront community. The unit has been completely renovated with brand new bathroom and an updated kitchen. With 12 ft. ceilings and large windows, this unit is bright and spacious. The private outdoor patio looks out into the courtyard where you can enjoy the sounds of the streams and is completey covered for year round enjoyment. Westman Village has tons of amenities, not limited to large indoor pool, hot tub and saunas, fitness centre, gymnasium and golf simulator! Within walking distance there is restaurants (Chiarmen's Alvin's Jazz Club, Diner Deluxe, the Mash), a pharmacy, a wine store, Marble Slab Creamery, Analog Coffee and much more! Book a showing to view all the amazing amenities of this resort style apartment today!**

Inclusions: **negotiable**
Property Listed By: **eXp Realty**

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









