



THE
A-TEAM

**RE/MAX
FIRST**

122 MAHOGANY Centre #132, Calgary T3M 2Y1

MLS®#: **A2166818**

Area: **Mahogany**

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

List Price: **\$439,900**

Status: **Pending**

County: **Calgary**

Change: **-\$10k, 15-Oct**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

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

DOM

63
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Lot Information

Lot Sz Ar:
Lot Shape:

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. This unit has 12 ft. ceilings and large windows, making it bright and spacious. The private outdoor patio looks out into the courtyard where you can enjoy the sounds of the streams and is completely 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 (Chiarman'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









