

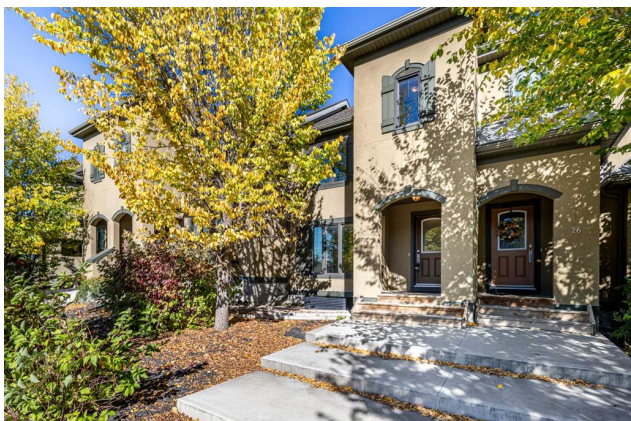


THE
A-TEAM

**RE/MAX
FIRST**

22 MAHOGANY Drive, Calgary T3M 2K2

MLS®#: **A2168825** Area: **Mahogany** Listing Date: **09/26/24** List Price: **\$539,900**
 Status: **Active** County: **Calgary** Change: **-\$5k, 30-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2015**
Lot Information
 Lot Sz Ar: **2,303 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,253**
 Low Sqft:
 Ttl Sqft: **1,253**

DOM

56
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Lane,Back Yard,Rectangular Lot**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Yard**
 Construction: **Stucco,Wood Frame**
 Flooring: **Carpet,Laminate,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Closet Organizers,Kitchen Island,Open Floorplan,Quartz Counters,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`1" x 12`10"	Kitchen	Main	8`4" x 12`5"
Dining Room	Main	7`5" x 11`8"	Bedroom - Primary	Upper	11`5" x 12`11"
Bedroom	Upper	12`5" x 12`4"	2pc Bathroom	Main	5`5" x 5`7"
4pc Ensuite bath	Upper	5`10" x 7`11"	4pc Ensuite bath	Upper	4`11" x 8`1"

Legal/Tax/Financial

Title: Zoning:

Fee Simple

Legal Desc:

1413190

R-2M

Remarks

Pub Rmks:

Welcome to the serene and sought-after community of Mahogany, home to Calgary's largest lake! This beautifully maintained 2-storey townhome offers over 1,200 sq ft of living space, featuring 2 bedrooms, 2 bathrooms, and a double detached garage. Upon entering, you'll be greeted by an inviting open-concept layout that seamlessly connects the spacious living room to the dining area and modern kitchen. Sunlight pours through the large, south-facing windows, creating a bright and welcoming atmosphere throughout the home. The kitchen is equipped with sleek white cabinetry, quartz countertops, stainless steel appliances, and an island. Upstairs, you'll find two generously sized bedrooms, each with its own walk-in closet and private 4-piece ensuite bathroom, providing comfort and convenience for all. The outdoor space is equally impressive, with a private backyard and patio area that serves as your own peaceful retreat, perfect for enjoying sunny days. Residing in Mahogany grants you year-round access to the stunning lake and its array of wonderful amenities, whether it's summer or winter, it provides many fun activities. Conveniently located close to the Seton Hospital, schools, playgrounds, restaurants, shopping, and public transportation, this home also offers quick access to Stoney and Deerfoot Trail, making it easy to explore the city. This is the perfect family home in an exceptional neighbourhood. Don't miss your chance—book your private viewing today!

Inclusions:

n/a

Property Listed By:

2% Realty

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

