



THE
A-TEAM

**RE/MAX
FIRST**

11 MAHOGANY Circle #302, Calgary T3M 2Z3

MLS® #: **A2168873** Area: **Mahogany** Listing Date: **10/01/24** List Price: **\$919,900**
 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:

Access:
 Lot Feat:
 Park Feat:

Underground

Finished Floor Area

Abv Sqft: **1,070**
 Low Sqft:
 Ttl Sqft: **1,070**

DOM

21
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line,Storage**

Construction: **Composite Siding,Stone,Wood Frame**
 Flooring: **Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dryer,Electric Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Kitchen Island,Open Floorplan,See Remarks**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	11`0" x 8`6"	Dining Room	Main	12`0" x 10`0"
Living Room	Main	12`6" x 12`0"	Bedroom - Primary	Main	17`10" x 11`0"
Bedroom	Main	11`0" x 10`0"	3pc Ensuite bath	Main	
4pc Bathroom	Main		Laundry	Main	3`0" x 3`0"

Legal/Tax/Financial

Condo Fee:
\$919

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1811825**

Remarks

Pub Rmks: **Mahogany - Calligraphy - Westman Village - #302, 11 Mahogany Circle SE. Welcome to this gorgeous, 2 bedroom, 2 bath unit on the 3rd floor of the Calligraphy building in Westman Village, Calgary's one-of-a-kind lakefront residence. This 1,070 sq ft CORNER UNIT has a beautiful open floor plan and offers picturesque views from the kitchen and living room. The kitchen boasts a large center island with wine storage, and stainless steel appliances including an electric cooktop, chimney hood fan, refrigerator, dishwasher, built-in microwave, and a wall oven; the bright eating nook with sliding door access to the balcony is open to the living room. You will also find a spacious primary bedroom with stunning lake views, and a 3 pce ensuite with sliding glass shower; a 2nd bedroom, and a 4 pce main bath. This unit also includes an in-suite, stacked washer and dryer, A/C, 2 tilted underground parking stalls, and a storage locker. With over 40,000 sq ft of amenity space, Westman Village offers countless amenities including a fitness centre, wine room, indoor swimming pool & hot tub, games room, woodworking shop, movie theatre, indoor garden, library + so much more. Located in the popular lake community of Mahogany, this unit offers quick access to endless amenities such as Mahogany Beach Club, Chairman's Steakhouse, Alvin's Jazz Club and short commute to Stoney Trail, Deerfoot Trail (QE II), YMCA, and South Health Campus. This unit is move-in ready, call for more info today!**

Inclusions: **TV Mount**
Property Listed By: **RE/MAX Real Estate (Central)**

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











