



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**12 MAHOGANY Path #103, Calgary T3M 3A4**

MLS®#: **A2169116**      Area: **Mahogany**      Listing Date: **09/27/24**      List Price: **\$439,900**  
 Status: **Active**      County: **Calgary**      Change: **-\$10k, 11-Dec**      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:

**Garage Door Opener,Heated Garage,Secured,Titled,Underground**

Finished Floor Area

Abv Sqft: **645**  
 Low Sqft:  
 Ttl Sqft: **645**

DOM

**85**

Layout

Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Fan Coil,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony,Courtyard,Lighting,Playground,Rain Gutters,Storage**

Construction: **Cement Fiber Board,Concrete,Stone,Wood Frame**  
 Flooring: **Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked,Window Coverings**  
 Int Feat: **Built-in Features,Closet Organizers,High Ceilings,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Vinyl Windows,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>12`4" x 11`10"</b>	<b>Eat in Kitchen</b>	<b>Main</b>	<b>13`11" x 9`3"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`1" x 10`9"</b>	<b>3pc Ensuite bath</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Foyer</b>	<b>Main</b>	<b>6`4" x 5`0"</b>	<b>Laundry</b>	<b>Main</b>	<b>8`3" x 5`9"</b>

Legal/Tax/Financial

Condo Fee: **\$523**      Title: **Fee Simple**      Zoning: **DC**  
 Fee Freq:

Monthly

Legal Desc:

1910502

Remarks

Pub Rmks:

**Discover this beautiful adult living 1 BEDROOM, 1 BATH, HIGH CEILINGS, CONCRETE MAIN FLOOR, 29' x 8' BALCONY, INDOOR PARKING! This main-floor home offers unique south-facing sunny views of the impressive central courtyard, landscaped garden walkways, water features, and a seasonal fountain. Never rented and lovingly maintained. Upgrades include stainless steel appliances, LVP flooring, stainless steel undermount sink, 1 titled parking stall, 99 leased storage in the storage room area with a private locker, bedroom(s) views of the courtyard/pond, and so much more! Journey Club Adult Living Al a Carte add on services available for this Odyssey building. WESTMAN VILLAGE RESORT LIVING - Check out the video links of the Village Center - all 3 floors! Impressive landscaping matches the picturesque views from your future backyard, with fountains, park benches, bridges, pathways & raised planters. 40,000 sf amenity centre speaks for itself. Activities are available for all interests & hobbies. Including a swimming pool with a 2-story water slide, golf simulator, fitness center, movie theatre & so much more... 24-hour, 7-day-a-week security & concierge service. Your new home features open floor plans maximizing your lifestyle experience with Jayman Core Performance & beautiful Fit and Finish. All homes include exceptional specifications, including solar panels on every building, forced air - heat, triple pane windows, Vancouver-inspired architecture with oversized covered balconies, and hardie board siding with extensive brick & stone masonry. Truly a one of a kind experience, join the select few who will call Odyssey their home. Winter eliminated 1,292 underground parking stalls- not just for our residents but also their guests & visitors with extensive pedestrian +15 skywalks & underground passageways—200 visitor parking stalls located in the heated, underground parkade. There are 10 short-term stay hotel suites, electric dual car chargers, 3 restaurants, the famous Alvin's Restaurant (casual-upscale jazz bar), Chairman's Steakhouse, and our highest amenity & Diner Deluxe. Plus, Analog Coffee, Chopped Leaf, Diner Deluxe, Village Medical, Mahogany Village Dental, Sphere Optometry, Active Sports Therapy, JC Spa, PHI Medical Aesthetics, Moderna Cannabis, MASH Eats, Marble Slab, Dolphin Dry Cleaners, 5 Vines & Mode Fitness Studio, plus Pie Junkie and a daycare. Outstanding \$8 Million on the surface & landscaping: 596 Trees, 8019 shrubs, 1940 grasses, 4292 perennials, 10 fountains onsite! Experience the fantastic community and 5-star resort-style living where every day feels like a vacation! Welcome Home!**

Inclusions:

**TV's, Outdoor furniture + Interior decors (negotiable)**

Property Listed By:

**Jayman Realty Inc.**

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







**103, 12 MAHOGANY PATH SE**  
 REG. MEASUREMENT STANDARD - CALCULATED  
 MAIN LEVEL (AGL) - 645.37 Sq Ft / 59.95 m<sup>2</sup>  
 TOTAL ABOVE GRADE RMS SIZE - 645.37 Sq Ft / 59.95 m<sup>2</sup>

















