



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**12 MAHOGANY Path #112, Calgary T3M3A4**

MLS®#: **A2169791** Area: **Mahogany** Listing Date: **10/02/24** List Price: **\$710,000**  
 Status: **Pending** 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:

Finished Floor Area  
 Abv Sqft: **979**  
 Low Sqft:  
 Ttl Sqft: **979**

**Secured, Titled, Underground**

DOM

**16**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Balcony, Garden**

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

Kitchen Appl: **Central Air Conditioner, Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings**  
 Int Feat: **Built-in Features, Chandelier, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	12`0" x 10`8"	3pc Ensuite bath	Main	8`7" x 10`8"
Walk-In Closet	Main	6`3" x 8`6"	Kitchen	Main	11`7" x 14`1"
Dining Room	Main	7`0" x 12`0"	Living Room	Main	9`5" x 12`0"
Bedroom	Main	12`3" x 11`4"	4pc Bathroom	Main	6`4" x 11`3"
Laundry	Main	7`0" x 5`7"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$785

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc: 1910502

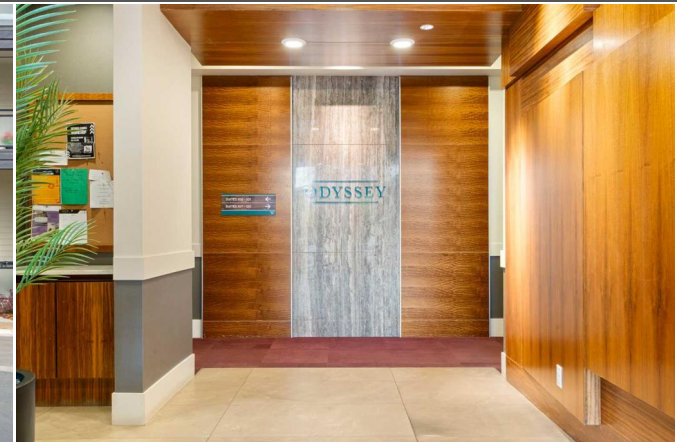
Remarks

Pub Rmks: **Welcome to Westman Village, a stunning 55+ condo community nestled in the picturesque Mahogany area. This 24 hour secured residence offers an abundance of amenities, including lake access, golf simulators, swimming pool, fitness centre, wood shop, and even a movie theatre! Enjoy optional hospitality checks, food and beverage services, and additional care options for your convenience for an additional cost through the Journey program. The exterior features beautifully landscaped grounds, complete with serene water fountains, mature trees, and vibrant gardens. Step inside and be greeted by impressive 12-foot ceilings, oversized solid-core doors, and bright triple-pane windows that fill the space with natural light. You'll find numerous upgrades throughout, such as a granite kitchen sink, quartz countertops, modern faucets, and stylish light fixtures. Both spacious bedrooms boast their own ensuites and the primary comes with a large walk-in closet with built-in shelving for ample storage. Conveniently located near shopping centres, walking paths, public transit, and a wealth of entertainment options, this condo truly offers a luxurious lifestyle. Don't miss your chance to experience it—book your showing today!**

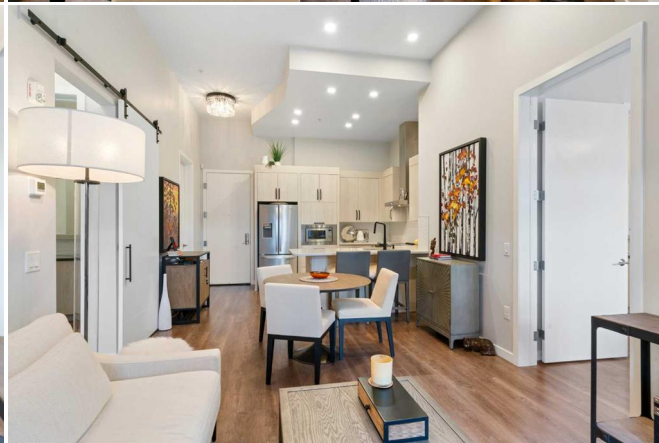
Inclusions: **See agent remarks for negotiable goods**

Property Listed By: **Royal LePage Benchmark**

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



















112-12 Mahogany Path SE, Calgary, AB

Main Floor Interior Area 978.19 sq ft



0 3 6 ft

PREPARED: 2024/10/02



While regions are included from this floor plan in BiGUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.