



THE
A-TEAM

**RE/MAX
FIRST**

11 MAHOGANY Circle #514, Calgary T3M2Z3

MLS®#: **A2170998**

Area: **Mahogany**

Listing Date: **10/11/24**

List Price: **\$541,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **878**
Low Sqft:
Ttl Sqft: **878**

DOM

7

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Heated Garage,Parkade,Titled,Underground

Utilities and Features

Roof: **Flat**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Balcony**

Construction:

Brick,Composite Siding,Wood Frame

Flooring:

Ceramic Tile,Vinyl

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings

Int Feat: **Breakfast Bar,Elevator,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Soaking Tub,Storage,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	5`9" x 3`11"
Dining Room	Main	7`2" x 11`0"
Balcony	Main	8`8" x 31`7"
Walk-In Closet	Main	5`9" x 7`10"
Bedroom	Main	11`2" x 9`10"
Laundry	Main	5`0" x 8`4"

Room	Level	Dimensions
Kitchen	Main	8`8" x 11`3"
Living Room	Main	11`6" x 11`7"
Bedroom - Primary	Main	12`8" x 9`10"
3pc Ensuite bath	Main	7`11" x 7`9"
4pc Bathroom	Main	7`9" x 8`6"

Legal/Tax/Financial

Condo Fee:
\$752

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1811825**

Remarks

Pub Rmks: **Welcome to Westman Village, CALGARY'S FINEST RESORT LIKE LAKE FRONT COMMUNITY. located in the prestigious SE community of Mahogany Lake! This gorgeous complex offers luxury living right at your doorstep. This SUB PENTHOUSE FEATURES 2 BDRMS, 2 BATHS, A HUGE BALCONY WITH A VIEW OF THE EASTERN HORIZON. ONLY THE TOP TWO FLOORS HAVE THIS VIEW. Walking in you'll immediately notice the 9 ft high ceilings, super long 10 ft breakfast bar that will seat 5 or 6, quartz counters, dbl door refrigerator with water and ice features, luxury wide plank vinyl flooring, and 2 bedrooms across from each other. The primary with a walk through closet and a 3 peice en-suite. The kitchen is beautiful and elegant with everything you'll need to create masterpieces. In suite laundry, thermostat-controlled heat and AC, Titled parking, underground heated and secure with over 100 visitor parking. The many amenities offered here is unlike no other you will find. 8 million spent on landscaping. For fitness and sports enthusiasts, there are 2 indoor swimming pools, hot tub, steam room, water slide, fitness centers including a spin facility, courts for dry sports, walking track, party room, craft room, billiards, woodworking room, art/pottery room, wine room, plant atrium, EV charging station, golf simulator, car wash, pet wash, guest Suites, commercial kitchen and much more. Leisure activities also include a movie theatre, recreational room, pottery studio, and culinary kitchen to name a few. Discover trendy shops and upscale dining right outside your door. Residents also have access to the lake where they can enjoy swimming, fishing, skating, picnics, and relaxing in the sun. Right next to Chairmans Steakhouse, Alvins Piano Bar and much more. Location is great with proximity to schools, parks, playgrounds, shopping, and public transit. This one is a one of a kind, priced very sharply and a must see!**

Inclusions: **None**
Property Listed By: **One Percent Realty**

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











