



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**11 MAHOGANY Row #1211, Calgary T3M 2L6**

MLS® #: **A2171988**

Area: **Mahogany**

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

List Price: **\$414,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2015**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **942**  
Low Sqft:  
Ttl Sqft: **942**

DOM

**42**

Layout

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

Parking

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

Access:

Lot Feat:

Park Feat:

**Covered,Garage Door Opener,Owned,Parkade,See Remarks,Titled,Underground**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Baseboard,Natural Gas**  
Sewer:  
Ext Feat: **Balcony,BBQ gas line**

Construction: **Composite Siding,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Cork**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **High Ceilings,No Smoking Home,Open Floorplan,Pantry,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`9" x 8`8"</b>
<b>Bedroom</b>	<b>Main</b>	<b>14`0" x 11`10"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`7" x 12`4"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`10" x 13`3"</b>

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`9" x 4`11"</b>
<b>Dining Room</b>	<b>Main</b>	<b>7`4" x 12`4"</b>
<b>Living Room</b>	<b>Main</b>	<b>10`10" x 11`0"</b>

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$532

Fee Simple

M-X1

Fee Freq:

Monthly

Legal Desc:

1510869

Remarks

Pub Rmks:

**This stunning unit is the largest in the complex on the market right now! Embrace the allure of lakeside living in this elegant 2-bedroom, 2-bathroom CORNER apartment with a titled heated underground parking spot, situated in the coveted Mahogany community. As one of the largest CORNER units in the building, this spacious residence offers both comfort and style in a prime location. Ready for immediate occupancy, this spacious residence is a haven for those who appreciate modern design, easy maintenance, and close proximity to Mahogany Lake, shopping, and a full range of amenities. Step into your ideal home featuring an open-concept layout, large windows in every bedroom that fill the bedrooms with natural light, a generous living area, built-in closets, and a well-planned design focused on comfort. Just a short walk from the Mahogany Lake Beach Club, this apartment offers quick access to peaceful outdoor retreats. The kitchen is a culinary enthusiast's dream, equipped with stainless steel appliances, a practical sit-up island, plentiful upgraded cabinet space, and granite countertops in both the kitchen and bathrooms. Additional conveniences include an in-unit washer and dryer, titled underground parking with a storage locker, and a spacious balcony overlooking the courtyard, complete with a natural gas line for effortless summer BBQs. Situated just a 4-minute walk from Mahogany's West Beach, you'll have access to picnic areas, a playground, beach volleyball and basketball courts, a fire pit, a dock, a fishing pier, and a day-use complex with washrooms and changing facilities. Whether you're skating in the winter, grilling in the summer, or taking leisurely walks in the fall, Mahogany provides a vibrant outdoor lifestyle year-round. This apartment is perfect for first-time homebuyers and savvy investors alike. Pets under 20 lbs are welcome (up to 2, with board approval). Schedule a showing today and explore the 3D iGuide Virtual Tour!**

Inclusions:

cabinet in the bathroom

Property Listed By:

CIR Realty

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

















