



THE
A-TEAM

**RE/MAX
FIRST**

895 MAHOGANY Boulevard, Calgary T3M3W9

MLS®#: **A2173188**

Area: **Mahogany**

Listing Date: **10/17/24**

List Price: **\$485,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2024**

Finished Floor Area

Abv Sqft: **1,237**

Low Sqft:

Ttl Sqft: **1,237**

DOM

36

Layout

Beds: **2 (2)**

Baths: **2.5 (2 1)**

Style: **3 Storey**

Lot Information

Lot Sz Ar:

Lot Shape:

Parking

Ttl Park: **1**

Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

**Close to Clubhouse,Low Maintenance Landscape,Landscaped,Level
Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Stone,Wood Frame

Flooring:

Carpet,Ceramic Tile,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Range,Humidifier,Microwave,Range Hood,Refrigerator

Int Feat:

Breakfast Bar,Double Vanity,Granite Counters,Low Flow Plumbing Fixtures,Natural Woodwork,Open Floorplan,Recessed Lighting,Walk-In Closet(s)

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Second	0`0" x 0`0"	4pc Ensuite bath	Third	0`0" x 0`0"
4pc Ensuite bath	Third	0`0" x 0`0"	Flex Space	Main	9`2" x 10`0"
Dining Room	Second	10`0" x 11`5"	Kitchen	Main	12`0" x 9`3"
Living Room	Second	13`6" x 13`6"	Bedroom - Primary	Third	15`0" x 9`8"
Bedroom - Primary	Third	15`0" x 9`3"			

Condo Fee:
\$300

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
TBD

Legal Desc: **TBD**

Remarks

Pub Rmks: **Introducing "The Newport" by Mountain Pacific Homes. This spacious open concept home caters to all lifestyle needs. The U-shaped kitchen, adorned with a single-sided waterfall island, invites culinary adventures and includes appliances. Abundant natural light fills the home through large windows. Step onto the balcony with built-in gas line for outdoor grilling. The central dining area suits family dinners, entertaining, or game nights. Upstairs features 2 master bedrooms, one of which - the 4 piece ensuite boasts a walk-in closet. Also find stacked laundry, and a second master with its own ensuite. Embrace comfort and functionality in this exquisite residence. *Photos are representative***

Inclusions: **N/A**
Property Listed By: **Bode Platform Inc.**

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





