



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**11 MAHOGANY Row #1113, Calgary T3M 2L6**

MLS®#: **A2173668**

Area: **Mahogany**

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

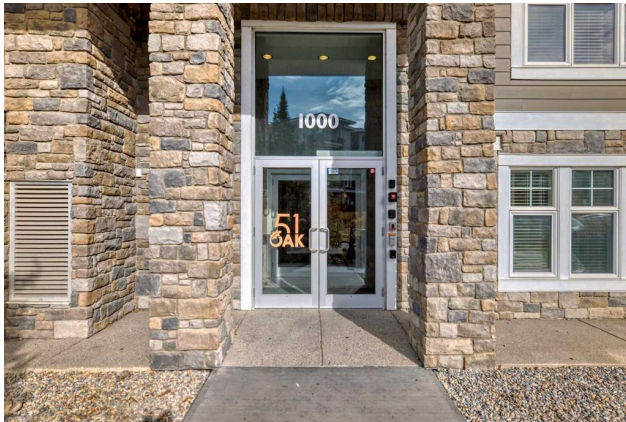
List Price: **\$384,900**

Status: **Active**

County: **Calgary**

Change: **-\$14k, 05-Nov**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **844**

Low Sqft:

Ttl Sqft: **844**

Lot Information

Lot Sz Ar:

Lot Shape:

Access:

Lot Feat:

Park Feat: **Stall,Titled,Underground**

DOM

**107**

Layout

Beds: **2 (2 )**

Baths: **2.0 (2 0)**

Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**

Garage Sz: **1**

Utilities and Features

Roof:  
Heating: **Baseboard,Natural Gas**  
Sewer:  
Ext Feat: **BBQ gas line,Storage**

Construction: **Composite Siding,Stone,Wood Siding**  
Flooring: **Carpet,Cork,Tile**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **Elevator,High Ceilings,No Smoking Home,Walk-In Closet(s)**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`0" x 11`1"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`6" x 9`9"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>6`0" x 4`8"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>4`10" x 8`2"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9`11" x 10`1"</b>	<b>Entrance</b>	<b>Main</b>	<b>5`9" x 4`8"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8`9" x 10`1"</b>	<b>Office</b>	<b>Main</b>	<b>5`5" x 4`4"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>6`5" x 7`11"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>8`3" x 4`11"</b>
<b>Covered Porch</b>	<b>Main</b>	<b>8`0" x 10`3"</b>	<b>Laundry</b>	<b>Main</b>	<b>5`9" x 3`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>8`10" x 10`10"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$474**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-X1**

Legal Desc: **1510869**

Remarks

Pub Rmks: **This spacious 2 BED | 2 BATH | MAIN FLOOR UNIT is located in the quiet, desirable LAKE community of MAHOGANY. This unit boasts of several features that will make for a comfortable and stylish lifestyle. Enjoy your assigned HEATED UNDERGROUND PARKING, IN-UNIT LAUNDRY, AMPLE LIGHTING, FULL HEIGHT CABINETS, STAINLESS STEEL APPLIANCES, GRANITE COUNTERTOPS, OPEN FLOOR PLAN etc. This unit features 2 large bedrooms with 2 full baths. Room number 1 has double closets while room number 2 has a well appointed walk in closet. Need a workspace? The unit also features a built in work space. Spend your summer afternoons in the covered patio which is ideal for barbecuing or just for lounging. The unit's patio also makes for easy access to the outside through the patio doors. Enjoy easy and quick access to shopping and amenities. This unit is just steps away from the Westman village center, few minutes from the West Beach and 5 minutes drive from the YMCA, the South Health Campus and other amenities. If exclusive access to sandy beaches, a splash park, tennis courts, play equipment, a fishing pier, indoor and outdoor fitness equipment, barbecue pits, a hockey rink and more sounds like a lifestyle for you, then get your Realtor and book your showing now.**

Inclusions:  
Property Listed By: **N/A**  
**eXp Realty**

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







