



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**11 MAHOGANY Circle #402, Calgary T3M 2Z3**

MLS®#: **A2174256**

Area: **Mahogany**

Listing Date: **10/20/24**

List Price: **\$945,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2016**

Finished Floor Area

Abv Sqft: **1,055**  
Low Sqft:  
Ttl Sqft: **1,055**

DOM

**94**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat:  
Park Feat: **Parkade,Titled**

Utilities and Features

Roof:  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Balcony,BBQ gas line,Courtyard,Storage**

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

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Built-in Features,Closet Organizers,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Storage,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>18`0" x 8`6"</b>	<b>Dining Room</b>	<b>Main</b>	<b>11`0" x 10`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`6" x 12`0"</b>	<b>Laundry</b>	<b>Main</b>	<b>3`6" x 3`6"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>18`0" x 9`4"</b>	<b>Bedroom</b>	<b>Main</b>	<b>11`0" x 10`0"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`0" x 4`8"</b>	<b>3pc Ensuite bath</b>	<b>Main</b>	<b>9`0" x 5`0"</b>

Legal/Tax/Financial

Condo Fee: **\$919**

Title: **Fee Simple**

Zoning: **DC**

Fee Freq:  
**Monthly**

Legal Desc: **1811825**

Remarks

Pub Rmks: **Presenting a one-of-a-kind lakefront residence perched on the fourth floor of the Calligraphy in Westman Village - a landmark anchored in the award-winning community of Mahogany. A rare offering of 1,055 sqft of living space that flows seamlessly throughout the integrated floor plan that embraces uninterrupted views from every room. The kitchen serves as the epicenter of the space, while the generous living room and indoor/outdoor dining areas are a host's best friend and can accommodate gatherings of all sizes. The expansive primary wing offers a tranquil escape with calming views of the city and nature. Complete with a private guest suite, second bathroom, laundry, ample storage space, and two parking stalls. Your lifestyle will grow accustomed to the opulent convenience of 24hr concierge service at your assistance along with countless amenities that include: a full service car-wash bay, wine cellar, events room, board room, indoor swimming pool, hot tub, fitness centre, spa, woodworking shop, art room, games room, indoor walking track, movie theater, gymnasium, golf simulator, botanical garden, library, Arnie's rooftop terrace, the marketplace, and Chairman's Steakhouse. This incredible opportunity reflects the essence of luxury living that caters to those looking for an active lifestyle that is truly second to none! Call today to set up a private tour.**

Inclusions: **TV Mounts**  
Property Listed By: **RE/MAX First**

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























