



THE
A-TEAM

**RE/MAX
FIRST**

9 MASTERS Street, Calgary T3M2R4

MLS®#: **A2176904**

Area: **Mahogany**

Listing Date: **11/01/24**

List Price: **\$649,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2017**

Lot Information

Lot Sz Ar: **2,755 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Rectangular Lot**
Park Feat: **Double Garage Detached**

Finished Floor Area

Abv Sqft: **1,537**
Low Sqft:
Ttl Sqft: **1,537**

DOM

19
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **No Animal Home,No Smoking Home,Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`5" x 4`11"
Kitchen	Main	14`4" x 10`8"
4pc Bathroom	Upper	9`3" x 4`10"
Bedroom	Upper	9`3" x 11`2"
Bedroom - Primary	Upper	13`3" x 13`1"

Room	Level	Dimensions
Dining Room	Main	14`11" x 9`1"
Living Room	Main	13`6" x 17`3"
4pc Ensuite bath	Upper	9`3" x 4`11"
Bedroom	Upper	9`3" x 11`2"
Walk-In Closet	Upper	5`3" x 10`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1810158

Zoning:
R-G

Remarks

Pub Rmks:

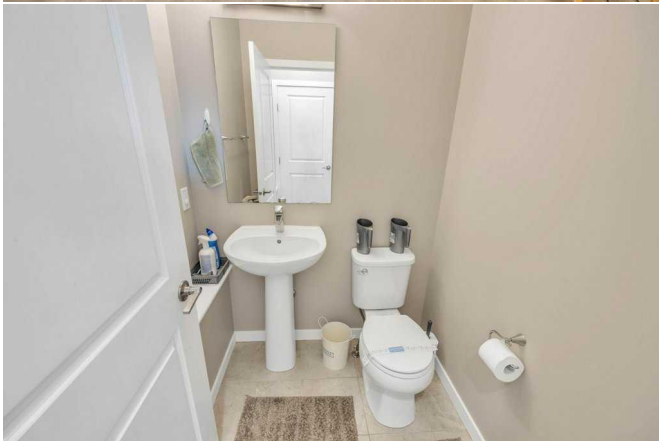
Discover this charming detached home in Calgary's award-winning Mahogany, a vibrant lake community designed for exceptional living. Priced under \$650,000, this property offers an east-facing front porch and cozy front yard, perfect for morning coffee and neighborhood views. Step inside to find a bright, open-concept living room, dining area, and kitchen complete with modern stainless steel appliances—ideal for both entertaining and daily family living. Upstairs, the primary bedroom is a true retreat, featuring a spacious 4-piece ensuite and walk-in closet. Two additional bedrooms and a full bathroom provide ample space for family, guests, or a home office setup. The unfinished basement awaits your creative touch, offering great potential for added living space or storage. Enjoy the convenience of a detached double garage, perfect for Calgary's winter months. This home is nestled in Mahogany, a community celebrated for its thoughtful design and extensive amenities, including Calgary's largest lake, 74 acres of serene wetlands, 22 kilometers of scenic pathways, and vast natural spaces for all ages to enjoy. Don't miss out on this exceptional opportunity in Calgary's Seven-Time Community of the Year! Contact your favorite realtor today to book a showing.

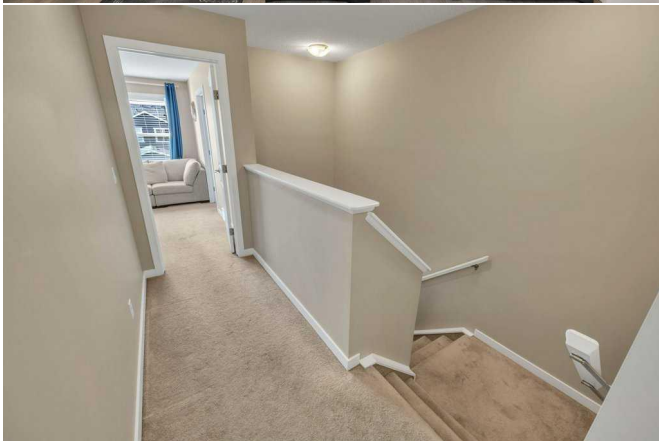
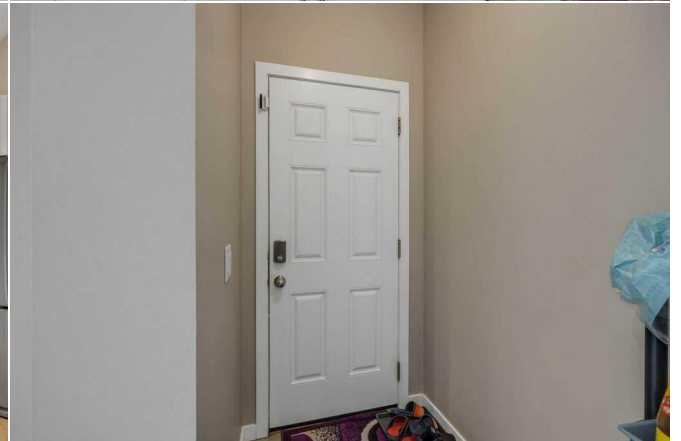
Inclusions:
Property Listed By:

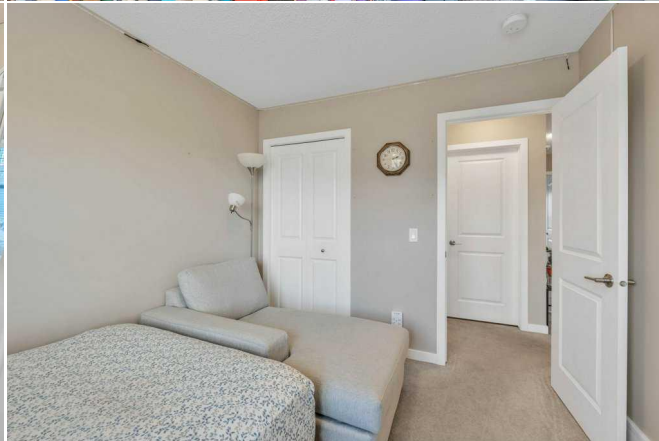
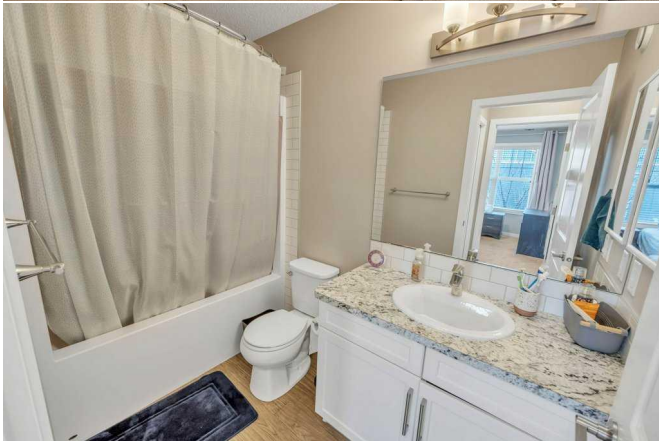
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PREP Realty

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





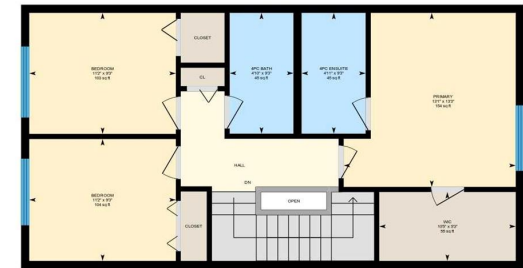






9 Masters St SE, Calgary, AB

Total Floor: 680.34 sq ft
 Interior Area: 684.23 sq ft
 Excluded Area: 6.77 sq ft



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PREPARED: 2024/10/30



White regions are excluded from total floor area in GIUICE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

9 Masters St SE, Calgary, AB

Main Floor Excluded Area 771.45 sq ft
Interior Area 658.34 sq ft

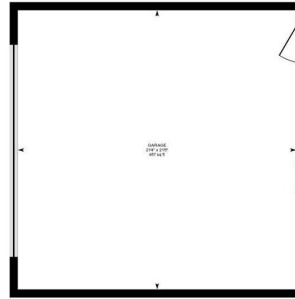


PREPARED: 2024/10/30

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Garage Excluded Area 511.75 sq ft



PREPARED: 2024/10/30

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