



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2231 MAHOGANY Boulevard #105, Calgary T3M 3E1**

MLS® #: **A2177408**

Area: **Mahogany**

Listing Date: **11/07/24**

List Price: **\$405,000**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 11-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2018**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **567**  
Low Sqft:  
Ttl Sqft: **567**

DOM

**76**  
Layout  
Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **Apartment**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Off Street, Parkade, Titled, Underground**

Utilities and Features

Roof:  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Balcony, BBQ gas line, Private Yard**

Construction: **Brick, ICFs (Insulated Concrete Forms), Mixed**  
Flooring: **Tile, Vinyl**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked**  
Int Feat: **Kitchen Island, Open Floorplan, Quartz Counters**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`0" x 11`4"	Kitchen With Eating Area	Main	11`6" x 8`8"
Bedroom - Primary	Main	9`4" x 9`2"	Den	Main	9`0" x 7`8"
Foyer	Main	5`6" x 3`11"	Laundry	Main	7`8" x 5`0"
4pc Bathroom	Main				

Legal/Tax/Financial

Condo Fee:  
**\$499**

Title:  
**Fee Simple**

Zoning:  
**DC**

Fee Freq:  
**Monthly**

Legal Desc: **1811825**

Remarks

Pub Rmks: **Welcome to this Ground level, 2 Bedroom, (second bedroom could be an office/den or dining room also) 1 Bathroom condo in WESTMAN VILLAGE in the amazing SE LAKE community of Mahogany ! Lets talk about your life style with ALL the amenities this state of the art condo has to offer, with full Concierge Service and 24/7 on site security, the full sized fitness gym, the full sized indoor pool, Hot tub spa and water slide, the spin classes, the entire second floor of village centre is where you'll find a lot of the amenities, such as the full sized indoor basketball court (and pickle ball), the full sized movie theatre, Party room with pool tables and dart boards, an entertainment kitchen/lounge and a golf simulator ! You also get access to a full kitchen room for cooking classes, or just hosting a good time ! This floor is complete with a 3 season social bar, a library, a "live greenery" sitting room, a board room and a walking path with lap counters to help you get your steps in ! In the basement you have access to a child craft room and a full wood working shop ! in the parkade there is a car wash & a pet wash, with an abundance amount of underground visitor parking ! (but don't worry, its completely separate for the secured owners parking) for the dog lovers, there is a dog run specifically for large dogs and one for small dogs. A portion of the main level is commercial space with shops and businesses, like Analog coffee, Chopped leaf, Pie Junkie, Marble Slab, Dentists, Optometrist, Medical, and so much more ! This is also the home of the famous "Chairmans Steak House". This complex is a one of a kind ! This unit welcomes you with LVP throughout, with quartz counters and stainless steel appliances ! A second bedroom (could be used as a den/office also), in unit Laundry and storage, and a large patio, with a gate, giving you direct access without having to go through the building. You are also directly beside the lake which you get full access to ! Living in WESTMAN VILLAGE, you would rarely ever have the leave the building ! A MUST SEE to truly appreciate !**

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

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













