



THE
A-TEAM

**RE/MAX
FIRST**

122 MAHOGANY Centre #410, Calgary T3M 2Y1

MLS® #: **A2178683** Area: **Mahogany** Listing Date: **11/12/24** List Price: **\$475,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:
 Park Feat: **Parkade, Underground**

Finished Floor Area

Abv Sqft: **668**
 Low Sqft:
 Ttl Sqft: **668**

DOM

9
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Courtyard, Dog Run, Fire Pit, Playground**

Construction: **Composite Siding, Stone, Wood Frame**
 Flooring: **Ceramic Tile, Vinyl**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer**
 Int Feat: **Breakfast Bar, Closet Organizers, High Ceilings, Open Floorplan, Pantry, Stone Counters, Track Lighting, Vinyl Windows, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	10`4" x 5`0"	Bedroom	Main	10`7" x 11`7"
Dining Room	Main	8`9" x 13`11"	Kitchen	Main	10`1" x 8`8"
Living Room	Main	10`2" x 13`4"	Walk-In Closet	Main	8`3" x 6`1"

Legal/Tax/Financial

Condo Fee: **\$585** Title: **Fee Simple** Zoning: **DC**
 Fee Freq:

Monthly

Legal Desc: 1811825

Remarks

Pub Rmks: **Could life get any better? Come see for yourself at Westman Village - Mahogany Lake by Jayman BUILT. This slice of opulence is a 668 sq. ft. one-bedroom condo with a LAKE VIEW and high ceilings and an open floor plan encompassing kitchen, LR and DR. The kitchen features a breakfast bar, stone countertops and track lighting. The fair-sized bedroom boasts a walk-through closet and 4 pc. ensuite. A covered balcony gives you additional room for summer entertainment and outdoor enjoyment of the lake view. Other indulgences include central air conditioning, underground heated parking, common area maintenance, EV chargers, security and concierge services. Pander to your interests and hobbies with several swimming pools, virtual golf, gym and exercise options, hot tub and steam room, a theatre and library. Other opulent amenities on site include well-known restaurants such as Chairman's Steakhouse and Diner DeLuxe; entertainment i.e. Alvin's Jazz Club, medical and dental resources, drycleaners, fitness clubs and daycare. And perhaps the ultimate - access to Mahogany Beach Club and Lake. Close to major thoroughfares Stoney and Deerfoot Trails, 52nd Street SE with all its amenities, Fish Creek Provincial Park, South Health Campus, numerous schools and playgrounds and transit. This condo is the ultimate in pampering. Great for the professional or those who are retired and no longer want to worry about daily house upkeep - this could be the remedy you are seeking. Call for an appointment and take a closer look at the possibilities.**

Inclusions: None
Property Listed By: Comox Realty

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









