



THE
A-TEAM

**RE/MAX
FIRST**

30 MAHOGANY Mews #207, Calgary T3M 3H4

MLS® #: **A2178794**

Area: **Mahogany**

Listing Date: **11/14/24**

List Price: **\$329,500**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 16-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2020**

Finished Floor Area

Abv Sqft: **602**
Low Sqft:
Ttl Sqft: **602**

DOM

37
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Stall**

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

Construction: **Stucco,Wood Frame**
Flooring: **Carpet,Vinyl**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **Breakfast Bar,No Animal Home,No Smoking Home,Open Floorplan**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	8`7" x 4`11"
Foyer	Main	4`3" x 14`10"
Laundry	Main	7`2" x 5`4"
Bedroom - Primary	Main	10`1" x 10`9"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	8`9" x 10`4"
Kitchen	Main	7`11" x 9`6"
Living Room	Main	11`11" x 13`3"

Legal/Tax/Financial

Condo Fee:
\$352

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-H2

Legal Desc: **2011123**

Remarks

Pub Rmks: **Life is best at the lake! Welcome home to this IMPECCABLE 2-bedroom fully FURNISHED condo in desirable Sandgate in Mahogany. Building is equipped with its own GYM. You will love this award-winning LAKE COMMUNITY with beaches, 22 km of pathways, parks, and walking distance to restaurants, shops, green spaces, fitness centers, studios, and more. This BEAUTIFUL MODERN unit is the perfect place to call home or an excellent investment opportunity. The fresh, MODERN open design features BRIGHT WHITE cabinets, QUARTZ countertops, STAINLESS STEEL appliances, and a BREAKFAST BAR overlooking the dining area and living room. The patio door leads to your LARGE BALCONY with gas hookup. There are 2 bedrooms, including a spacious primary. There is also a full bathroom, in-suite laundry, storage, and a parking stall. Why rent when you can own and live in one of Calgary's top communities? Excellent LOCATION within walking distance to restaurants, shops, fitness centers, studios, playgrounds, and more!**

Inclusions: **n/a**
Property Listed By: **RE/MAX Real Estate (Central)**

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







