



THE
A-TEAM

**RE/MAX
FIRST**

11 MAHOGANY Row #1210, Calgary T3M 2L6

MLS® #: **A2178847**

Area: **Mahogany**

Listing Date: **11/12/24**

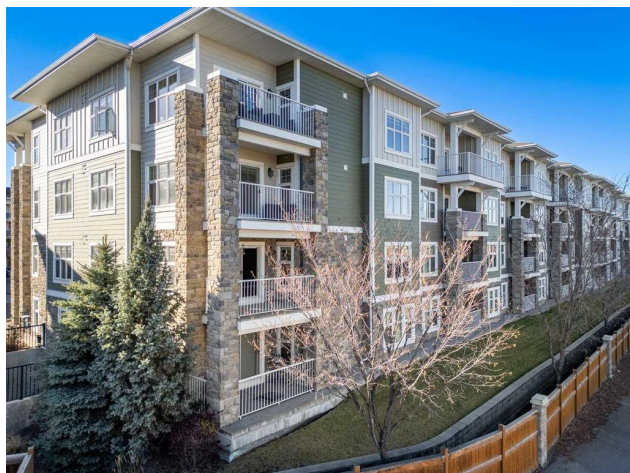
List Price: **\$412,000**

Status: **Active**

County: **Calgary**

Change: **-\$12k, 06-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2015**

Finished Floor Area

Abv Sqft: **934**
Low Sqft:
Ttl Sqft: **934**

DOM

39
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Level**
Park Feat: **Underground**

Utilities and Features

Roof: **Asphalt**
Heating: **Baseboard**
Sewer:
Ext Feat: **Storage**

Construction: **Concrete**
Flooring: **Carpet**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Gas Range,Built-In Refrigerator,Electric Cooktop,Electric Stove,ENERGY STAR Qualified Dishwasher,Microwave**
Int Feat: **Built-in Features**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	8`8" x 8`7"	4pc Ensuite bath	Main	8`8" x 4`11"
Bedroom	Main	13`11" x 11`8"	Dining Room	Main	14`3" x 6`6"
Kitchen	Main	14`3" x 7`10"	Living Room	Main	10`9" x 8`11"
Bedroom - Primary	Main	11`9" x 13`2"			

Legal/Tax/Financial

Condo Fee:
\$532

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R1

Legal Desc: **1510869**

Remarks

Pub Rmks: **For more information, please click Brochure button below. Welcome to #1210, 11 Mahogany Row! This stunning, updated corner unit in the prestigious 51 Oak complex offers nearly 950 sq. ft. of bright, spacious living. Featuring 2 bedrooms and 2 bathrooms, it boasts the largest floor plan in the complex with modern upgrades throughout. Step inside to luxurious new vinyl plank flooring, a spacious foyer, and a beautiful kitchen with full-height cabinets, stainless steel appliances, and quartz countertops. The living and dining areas are perfect for entertaining. The primary bedroom features a king-size bed, a walkthrough closet, and a pristine 4-piece ensuite. The second bedroom offers lake views and access to the main 4-piece bathroom. Both bedrooms have new carpeting. This unit includes an office/niche area with a built-in quartz desk and a private balcony surrounded by trees, ideal for relaxing. Located steps from West Beach, the boardwalk, and Mahogany's amenities, including restaurants, shops, gyms, and daycares. Community features include a clubhouse, fishing spots, parks, playgrounds, tennis courts, and walking/bike paths. An annual HOA fee of \$436.50 provides lake access. The unit comes with one titled underground parking space. The condo fee of \$531.61/month covers common area maintenance, heat, insurance, grounds maintenance, professional management, reserve fund contributions, sewer, snow removal, trash, and water. Additional features: in-unit laundry, built-in features, chandelier, granite counters, and more. The pet-friendly complex has no history of post-tension cables and is located on the second floor of a four-floor building.**

Inclusions: **none**
Property Listed By: **Easy List Realty**

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

