



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**299 MAHOGANY Boulevard, Calgary T3M 2G8**

MLS® #: **A2179248**

Area: **Mahogany**

Listing Date: **11/23/24**

List Price: **\$559,900**

Status: **Pending**

County: **Calgary**

Change: **-\$10k, 06-Jan**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,874**

Low Sqft:

Ttl Sqft: **1,874**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

**60**

Layout

Beds: **3 (3 )**

Baths: **2.5 (2 1)**

Style: **3 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Corner Lot,Landscaped**  
Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Garburator,Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **Built-in Features,Kitchen Island,Open Floorplan,Quartz Counters,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	
<b>Kitchen</b>	<b>Main</b>	<b>9`7" x 12`10"</b>
<b>Storage</b>	<b>Main</b>	<b>6`7" x 5`0"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	
<b>Bedroom</b>	<b>Upper</b>	<b>10`9" x 12`2"</b>
<b>Family Room</b>	<b>Lower</b>	<b>12`0" x 9`10"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>11`11" x 11`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`4" x 20`8"</b>
<b>3pc Ensuite bath</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>8`5" x 12`4"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`4" x 13`4"</b>
<b>Furnace/Utility Room</b>	<b>Lower</b>	<b>8`9" x 6`11"</b>

Legal/Tax/Financial

Condo Fee:  
**\$332**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**DC**

Legal Desc: **1412699**

Remarks

Pub Rmks: **Explore a promising opportunity to live in the heart of Mahogany, one of the city's most renowned lake communities. This family friendly neighbourhood is pedestrian oriented and full of popular eateries, local cafés, trendy boutiques and vibrant events; all while set against a picturesque landscape within a safe and quiet locale. This spacious townhome is spread across 3 storeys and characterized by its open floorplan. Oriented south and bursting with natural light, thanks to an abundance of windows place throughout as it is an end unit. Enter the bright foyer and up into the cozy living room perfect for gathering. The adjacent dining room boasts an impressive overhead pendant light and leads onto a private balcony with gas-line. Follow the gleaming hardwood floors and wainscoting details into a stunning gourmet kitchen that features stainless steel appliances including a gas range, island, quartz countertops, and tons of storage. A powder room completes this floor. The upper level hosts two large bedrooms on one end, each lushly carpeted and with sizeable closets, along with access to a 4 piece bathroom. On the other end is the large primary retreat, with a walk-in closet that includes built-ins, and a private 3 piece ensuite. Upstairs the laundry is located within a big closet with built-in shelving for extra function and utility. Down in the lower level, a versatile flex space can be configured into a family room, den or home office. This modern property is perfect for a variety of lifestyles, whether you are a first time home buyer, family or investor. Envision yourself enjoying all of exclusive perks that come with living here - offerings like the lake, beach club, tennis courts, ice rink, recreation facility, venue rentals, skatepark, volleyball courts, amphitheatre, picnic sites, and so much more! In the winter months, take full advantage of the double attached garage on the main. This walkable location is surrounded by the amenities of Mahogany Village, with shopping, groceries, and top-rated restaurants like Chairman's Steakhouse right at your fingertips. Ideally nestled in the city's scenic SE quadrant surrounded by never-ending greenery, minutes away from South Health Campus, Seton YMCA, and quickly accessible to Stoney Trail and Deerfoot.**

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

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















