



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**11 MAHOGANY Row #1403, Calgary T3M 2L6**

MLS® #: **A2180660**

Area: **Mahogany**

Listing Date: **11/22/24**

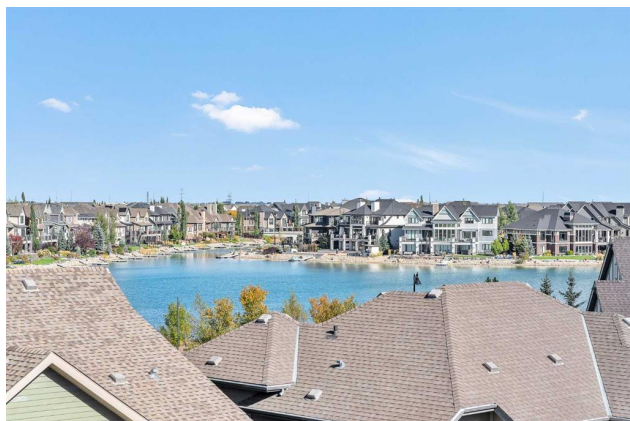
List Price: **\$400,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **844**  
Low Sqft:  
Ttl Sqft: **844**

DOM

**29**

Layout

Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Underground**

Utilities and Features

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

Construction: **Composite Siding,Stone,Wood Frame**  
Flooring: **Carpet,Hardwood**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Range,Refrigerator,Washer/Dryer Stacked**  
Int Feat: **Elevator,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Pantry**  
Utilities:

Room Information

| Room             | Level | Dimensions     |
|------------------|-------|----------------|
| Living Room      | Main  | 10`10" x 8`11" |
| Dining Room      | Main  | 9`3" x 6`9"    |
| 4pc Ensuite bath | Main  | 8`4" x 4`10"   |
| Flex Space       | Main  | 5`4" x 4`2"    |
| Balcony          | Main  | 8`3" x 10`6"   |

| Room              | Level | Dimensions    |
|-------------------|-------|---------------|
| Kitchen           | Main  | 10`0" x 9`2"  |
| Bedroom - Primary | Main  | 11`2" x 11`0" |
| Bedroom           | Main  | 10`5" x 9`8"  |
| 4pc Bathroom      | Main  | 8`3" x 4`10"  |

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$474

Fee Simple  
Fee Freq:  
Monthly

M-X1

Legal Desc: 1510869

Remarks

Pub Rmks: **This stunning top-floor 2-bedroom, 2-bathroom condo is located at 11 Mahogany Row SE, in the desirable community of Mahogany. Featuring underground parking, the unit offers convenient access to Mahogany's private lake. The condo boasts breathtaking lake views, providing a serene atmosphere right from your living space. With modern finishes, recently changed carpets, new paint, and ample natural light, this condo is perfect for those seeking a stylish and comfortable lifestyle. Additionally, there is a city view from the balcony. It's within walking distance to all amenities, with easy access to Deerfoot, Stoney Trail, and 52nd. Enjoy the convenience of nearby amenities and exclusive access to the community's beach and recreational facilities.**

Inclusions: N/A  
Property Listed By: Century 21 Bravo Realty

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

