



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**11 MAHOGANY Row #1204, Calgary T3M2L6**

MLS®#: **A2180685**

Area: **Mahogany**

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

List Price: **\$379,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
Lot Shape:

Access:

Lot Feat:

Park Feat: **Parkade,Titled,Underground**

Finished Floor Area

Abv Sqft: **843**

Low Sqft:

Ttl Sqft: **843**

DOM

**27**

Layout

Beds: **2 (2 )**

Baths: **2.0 (2 0)**

Style: **Apartment**

Parking

Ttl Park: **1**

Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Baseboard,Hot Water,Natural Gas**

Sewer:

Ext Feat: **Courtyard**

Construction:

**Composite Siding,Concrete,Stone,Wood Frame**

Flooring:

**Cork,Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer,Window Coverings**

Int Feat:

**Breakfast Bar,Closet Organizers,Granite Counters,No Animal Home,No Smoking Home,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>8`11" x 10`10"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8`10" x 10`1"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`10" x 11`2"</b>
<b>4pc Bathroom</b>	<b>Main</b>	
<b>Balcony</b>	<b>Main</b>	<b>5`4" x 10`6"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>7`10" x 5`0"</b>
<b>Foyer</b>	<b>Main</b>	<b>5`10" x 4`8"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`7" x 9`9"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	

Legal/Tax/Financial

Condo Fee:  
**\$473**

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

Zoning:  
**M-X1**

Legal Desc: **1510869**

Remarks

Pub Rmks: **Excellent opportunity for this value-priced upscale two-bedroom, two-bath, second-floor unit in "51 Oak" in Mahogany. Mahogany is Calgary's six-time community of the year and offers resort living and shopping 365 days a year. Enjoy rich finishing with polished granite countertops, cork and LVP flooring, stainless steel appliances, a custom nook for a great little office, estate casing and baseboard, and more. This beautiful home is in excellent condition with no disappointments. Walk to the West Beach with loads of shopping, a daycare on the corner, and excellent access in and out of the community.**

Inclusions: **None**  
Property Listed By: **RE/MAX Realty Professionals**

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









