



THE
A-TEAM

**RE/MAX
FIRST**

11 MAHOGANY Circle #313, Calgary T3M 2Y1

MLS® #: **A2181901**

Area: **Mahogany**

Listing Date: **12/06/24**

List Price: **\$429,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2018**

Finished Floor Area

Abv Sqft: **649**
Low Sqft:
Ttl Sqft: **649**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

15
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

Heated Garage, Titled, Underground

Utilities and Features

Roof:

Heating: **Forced Air, Natural Gas**

Sewer:

Ext Feat: **Balcony, BBQ gas line, Courtyard, Playground**

Construction:

Composite Siding, Concrete, Wood Frame

Flooring:

Laminate

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Built-In Range, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings

Int Feat:

Elevator, Granite Counters, Open Floorplan, Vinyl Windows, Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	9`3" x 12`11"	4pc Bathroom	Main	8`4" x 4`11"
Dining Room	Main	12`2" x 7`1"	Laundry	Main	8`4" x 5`1"
Den	Main	8`0" x 9`8"	Kitchen	Main	12`2" x 9`1"
Living Room	Main	11`3" x 10`11"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$567

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc: 1811825

Remarks

Pub Rmks: **This beautiful state of the art, lovely Unit in WESTMAN VILLAGE, 1 Bedroom plus Den, 1 Full Washroom with titled underground parking, is situated in the heart of award-winning community of Mahogany, where people live to be one of the most sought lifestyles in Calgary - Westman Village; where everything you need is just within your reach. As you enter, you will feel the warm spacious living room, with natural light, with modern superb kitchen with quartz countertops. You have engineered hardwood in your flooring and shaker cabinetry. Flat top 5 burner stove with Stainless Appliances. Master Bedroom has walk in closet, with air conditioning that you can enjoy comes summer. Plus, a Den, that you can use as your office. Above all, 40,000 square feet of top-notch amenities. To name a few - swimming pool with 2 story water slide, golf simulator, fitness center, movie theater, library, game room, industrial kitchen, party room, billiards, hot tub, steam room, gymnasium, billiards darts, crafts room, walking track, wine room, fire pit, playground, car wash, dog wash and many more, plus 24 hour, 7 days a week security & concierge services, maximizing one of a kind lifestyle experience. You have your +15 Skywalks and underground passageways, with 200 Parking Stalls and a short-term hotel suite. Also, located in the complex are your favorite's retailers, amenities, restaurants. Most importantly, just steps to the beach to enjoy access to Mahogany Lake with canoes, paddleboats/boards and the Mahogany Beach Club and Recreation Center. Truly a Lifestyle.**

Inclusions: **None**

Property Listed By: **Diamond Realty & Associates LTD.**

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









