



THE
A-TEAM

**RE/MAX
FIRST**

11 MAHOGANY Row #1211, Calgary T3M 2L6

MLS® #: **A2182906** Area: **Mahogany** Listing Date: **12/10/24** List Price: **\$404,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 16-Jan** 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:

Covered, Garage Door Opener, Owned, Parkade, See Remarks, Titled, Underground

Finished Floor Area

Abv Sqft: **942**
 Low Sqft:
 Ttl Sqft: **942**

DOM

43

Layout

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

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Baseboard, Natural Gas**
 Sewer:
 Ext Feat: **Balcony, BBQ gas line**

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

Kitchen Appl: **Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**
 Int Feat: **High Ceilings, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	8`9" x 8`8"	4pc Bathroom	Main	8`9" x 4`11"
Bedroom	Main	14`0" x 11`10"	Dining Room	Main	7`4" x 12`4"
Kitchen	Main	10`7" x 12`4"	Living Room	Main	10`10" x 11`0"
Bedroom - Primary	Main	11`10" x 13`3"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$532

Fee Simple
Fee Freq:
Monthly

M-X1

Legal Desc: 1510869

Remarks

Pub Rmks: **This stunning unit is the largest in the complex on the market right now! Embrace the allure of lakeside living in this elegant 2-bedroom, 2-bathroom CORNER apartment with a titled heated underground parking spot, situated in the coveted Mahogany community. As one of the largest CORNER units in the building, this spacious residence offers both comfort and style in a prime location. Ready for immediate occupancy, this spacious residence is a haven for those who appreciate modern design, easy maintenance, and close proximity to Mahogany Lake, shopping, and a full range of amenities. Step into your ideal home featuring an open-concept layout, large windows in every bedroom that fill the bedrooms with natural light, a generous living area, built-in closets, and a well-planned design focused on comfort. Just a short walk from the Mahogany Lake Beach Club, this apartment offers quick access to peaceful outdoor retreats. The kitchen is a culinary enthusiast's dream, equipped with stainless steel appliances, a practical sit-up island, plentiful upgraded cabinet space, and granite countertops in both the kitchen and bathrooms. Additional conveniences include an in-unit washer and dryer, titled underground parking with a storage locker, and a spacious balcony overlooking the courtyard, complete with a natural gas line for effortless summer BBQs. Situated just a 4-minute walk from Mahogany's West Beach, you'll have access to picnic areas, a playground, beach volleyball and basketball courts, a fire pit, a dock, a fishing pier, and a day-use complex with washrooms and changing facilities. Whether you're skating in the winter, grilling in the summer, or taking leisurely walks in the fall, Mahogany provides a vibrant outdoor lifestyle year-round. This apartment is perfect for first-time homebuyers and savvy investors alike. Pets under 20 lbs are welcome (up to 2, with board approval). Schedule a showing today and explore the 3D iGuide Virtual Tour!**

Inclusions: cabinet in the bathroom
Property Listed By: CIR Realty

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









