



THE
A-TEAM

**RE/MAX
FIRST**

595 MAHOGANY Road #511, Calgary T3M 3Y3

MLS® #: **A2184471**

Area: **Mahogany**

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

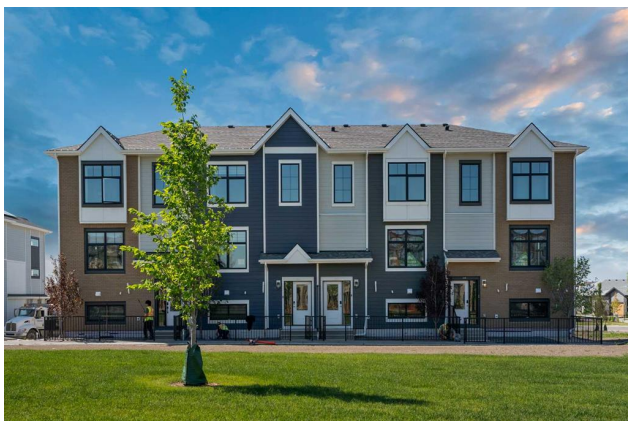
List Price: **\$663,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2023**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,420**
Low Sqft:
Ttl Sqft: **1,420**

DOM

43
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **3 Storey**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Landscaped,See Remarks

Double Garage Attached,Garage Door Opener,Heated Garage,See Remarks,Side By Side

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Courtyard**

Construction: **Cement Fiber Board,Wood Frame**
Flooring: **Carpet,Laminate,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Microwave,Range Hood,Refrigerator,Tankless Water Heater**
Int Feat: **Breakfast Bar,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Smart Home,Tankless Hot Water,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Other	Lower	11`3" x 9`9"
Dining Room	Main	12`10" x 8`5"
Laundry	Upper	3`6" x 3`9"
Bedroom - Primary	Upper	11`3" x 10`3"
Walk-In Closet	Upper	4`6" x 6`4"
Bedroom	Upper	9`6" x 11`4"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	9`1" x 12`9"
Living Room	Main	11`0" x 13`4"
2pc Bathroom	Main	5`4" x 5`2"
5pc Ensuite bath	Upper	10`3" x 6`2"
4pc Bathroom	Upper	5`0" x 8`1"
Bedroom	Upper	9`3" x 10`4"

