



THE
A-TEAM

**RE/MAX
FIRST**

31 MAHOGANY Drive, Calgary T3M2K3

MLS®#: **A2184969** Area: **Mahogany** Listing Date: **01/05/25** List Price: **\$580,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2015**
Lot Information
 Lot Sz Ar: **2,734 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,340**
 Low Sqft:
 Ttl Sqft: **1,340**

DOM
17
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

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

Access:
 Lot Feat: **Back Lane,Close to Clubhouse,Landscaped,Rectangular Lot,See Remarks**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Entrance,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Open Floorplan,See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`1" x 4`11"	Dining Room	Main	15`3" x 8`10"
Kitchen	Main	13`4" x 10`11"	Living Room	Main	15`0" x 13`1"
Mud Room	Main	5`0" x 6`4"	3pc Ensuite bath	Second	5`0" x 10`5"
4pc Bathroom	Second	5`0" x 7`11"	Bedroom	Second	9`3" x 10`2"
Bedroom	Second	10`2" x 10`0"	Bedroom - Primary	Second	13`9" x 11`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1413190

Zoning:
R-2M

Remarks

Pub Rmks:

Welcome to 31 Mahogany Drive, Calgary. Discover the perfect blend of modern living and the prime location in this stunning end-unit townhouse in the highly sought-after Mahogany neighbourhood! This home boasts three spacious bedrooms, 2.5 baths, and a double detached garage, all designed to meet your needs. Key Features : No Condo Fees! Enjoy the freedom of fee-simple ownership. Open-Concept Floor Plan: The main level is bathed in natural light, creating a bright, inviting space perfect for entertaining or family time. Imagination Awaits in the Basement: The unfinished basement provides a blank canvas to craft your dream space—a home gym, theatre, or additional living quarters. Safe and Vibrant Community: Nestled in one of Calgary's most desirable neighbourhoods, Mahogany offers lake access, parks, schools, and walking paths, making it a perfect place for families. Modern Amenities: At approximately 1,340 sqft, this home features high ceilings, contemporary finishes, and a thoughtfully designed layout that maximizes comfort and convenience. Location Highlights: Located in Mahogany, you'll enjoy quick access to major roadways, shopping centers, and recreational facilities while being part of a vibrant, community-focused environment. Experience the tranquillity of a lakeside setting with no condo fees to worry about! Don't miss your chance to own this incredible property in a premium location. Contact your favourite Realtor today to schedule a showing and envision your life in this remarkable home!

Inclusions:
Property Listed By:

NONE
URBAN-REALTY.ca

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





