



THE
A-TEAM

**RE/MAX
FIRST**

2231 MAHOGANY Boulevard #507, Calgary T3M3E1

MLS® #: **A2184988** Area: **Mahogany** Listing Date: **01/02/25** List Price: **\$650,000**
 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: **877**
 Low Sqft:
 Ttl Sqft: **877**

DOM

8
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

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

Access:

Lot Feat:
 Park Feat: **Titled, Underground**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer: **Public Sewer**
 Ext Feat: **Balcony, BBQ gas line, Playground, Tennis Court(s)**

Construction: **Composite Siding, Stone, Wood Frame**
 Flooring: **Vinyl Plank**
 Water Source: **Public**
 Fnd/Bsmnt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer**
 Int Feat: **Kitchen Island, No Smoking Home, Quartz Counters**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	27`11" x 25`8"	Bedroom	Main	35`10" x 32`3"
Bedroom - Primary	Main	41`10" x 32`7"	Walk-In Closet	Main	18`7" x 25`8"
3pc Ensuite bath	Main	25`8" x 25`8"	Living Room	Main	37`6" x 38`0"
Dining Room	Main	21`11" x 42`8"	Kitchen	Main	48`8" x 28`5"
Balcony	Main	96`6" x 20`6"	Entrance	Main	18`7" x 12`10"
Laundry	Main	25`5" x 16`5"			

Condo Fee:
\$768

Title:
Fee Simple
 Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1811825**

Remarks

Pub Rmks: **Be a part of Westman Village; this unique resort-like lifestyle at Mahogany Lake is unlike any other building in Calgary. This quiet 2-bedroom/2-bathroom unit is on the fifth floor. Upon entering the unit, you will find open-concept living with lots of usable space, vinyl plank flooring, many other upgrades, and a lot of natural light from the SW-facing windows. The kitchen has a large quartz counter with SS appliances and ample cupboards for your cooking needs. The walk-in laundry room has built-in shelving and storage. The Primary bedroom is generously sized and has a double-sided walk-through closet leading into a three-piece ensuite. The sizable secondary bedroom has ample closet space on the other side of the apartment. There is a full bathroom located beside the secondary bedroom. The living room is in the middle of the unit, with access to the oversized balcony with views of downtown and the mountains—two titled parking stalls in the heated underground parkade, a Car and Dog Wash, EV Charging Station, Bike Storage, Guest Parking, 24-hour Onsite Security, and Concierge Service. Everything you need is at this location; you never have to go outside. Inside is access to the Pool, Gym, Plant Atrium, Craft Room, Tennis/Basketball Court, Theatre, Wine Cellar, Wood Shop, Golf Simulator, Games Room, Cooking Classes, and Library. If you decide to go outside, you have the lake in your backyard, many shops, and fine dining—quick access to Stoney Trail, Deerfoot Trail, grocery stores, and the hospital nearby. Contact your favorite agent to schedule your showing.**

Inclusions:
 Property Listed By: **N/A
 CIR Realty**

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









