



THE
A-TEAM

**RE/MAX
FIRST**

12 MAHOGANY Path #409, Calgary T3M 3A4

MLS® #: **A2190405**

Area: **Mahogany**

Listing Date: **03/05/25**

List Price: **\$489,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **748**
Low Sqft:
Ttl Sqft: **748**

DOM

9

Layout

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

Parking

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

Access:

Lot Feat:

Park Feat: **Parkade,Underground**

Utilities and Features

Roof: **Membrane**
Heating: **Fan Coil,Forced Air**
Sewer:
Ext Feat: **Balcony**

Construction: **Cement Fiber Board,Stone,Wood Frame**
Flooring: **Vinyl**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Breakfast Bar,Closet Organizers,Open Floorplan,Pantry,Quartz Counters,Storage**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`0" x 10`4"
Dining Room	Main	11`9" x 9`0"
3pc Bathroom	Main	

Room	Level	Dimensions
Kitchen	Main	13`9" x 13`9"
Bedroom - Primary	Main	18`1" x 10`11"
Laundry	Main	5`2" x 6`8"

Legal/Tax/Financial

Condo Fee:
\$625

Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **DC**

Legal Desc:

1910502

Remarks

Pub Rmks:

Welcome to resort living on Mahogany Lake at Westman Village! Located in the Odyssey Buildings, a 55+ adult only building. This one bedroom, one bathroom unit has a large sized living room with separate dining area for the family gatherings. The kitchen has plenty of counter space as well as lots of cupboards and drawers. There is a laundry room with more additional storage and can also serve as a pantry, with room for a small freezer. The large primary bedroom will accommodate a king-sized bed and has easy access with a walk thru closet to your bathroom. The bathroom has a walk-in shower with no transition flooring. The unit also has an underground titled parking stall, with cage storage, as well as a 99-year lease on a separate storage unit. Now let's talk about the 40,000SF Village Centre and its many amenities, all connected by the Plus 15 and underground walkways. You will be able to enjoy the lane pool, activity pool, hot tub, steam room, exercise room, full gymnasium, theatre, industrial kitchen, virtual golf, party room, billiards and darts, craft room, woodworking shop, library, green thumb room, walking track, wine room, fire pit, playground, car wash, dog wash and there are electric vehicle charging stations. Also located in the complex are your favourite retailers, restaurants, amenities. A 5-minute walk to Sobeys and more shops. The complex is located on Mahogany Lake with its unique pathways. You will be able to enjoy the Mahogany Beach Club and all it has to offer. Call today and come have a look.....don't just move to a condo, move to a lifestyle! Welcome Home!

Inclusions:

2x Tv mounts

Property Listed By:

RE/MAX Realty Professionals

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











