



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**11 MAHOGANY Row #3112, Calgary T3M 2L6**

MLS® #: **A2194459**

Area: **Mahogany**

Listing Date: **02/14/25**

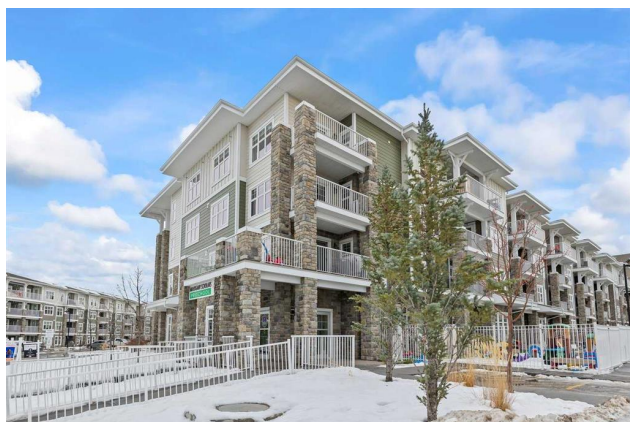
List Price: **\$398,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2015**

Finished Floor Area

Abv Sqft: **937**  
Low Sqft:  
Ttl Sqft: **937**

DOM

**8**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Parkade, Underground**

Utilities and Features

Roof:  
Heating: **Baseboard, Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Composite Siding, Concrete, Stone, Wood Frame**  
Flooring: **Carpet, Ceramic Tile, Vinyl Plank**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer**  
Int Feat: **No Animal Home, No Smoking Home, Open Floorplan, Storage**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`9" x 8`7"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>8`9" x 4`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>14`1" x 11`10"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`10" x 13`3"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9`0" x 11`2"</b>	<b>Kitchen</b>	<b>Main</b>	<b>9`0" x 8`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`4" x 14`8"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$532**

Title:  
**Fee Simple**

Zoning:  
**M-X1**

Legal Desc: 1511301

Fee Freq:  
Monthly

Remarks

Pub Rmks: **LARGE TWO BEDROOM TWO BATHROOM PLUS DEN in a popular Mahogany complex. NEW luxury plank, NEW carpet in the bedrooms, freshly painted throughout! This unit has open layout with huge windows which bring lots of natural light. Cozy private patio for BBQ nights and summer time chillouts. Functional kitchen. Good sized bedrooms and even space for your own office! All these in a well cared for complex and close to absolutely everything- Mahogany Lake, Westman Village, South Campus, shopping, dining and transportation. Great for the first time Buyers or Investment**

Inclusions:  
Property Listed By: n/a  
CIR Realty

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









