



THE
A-TEAM

**RE/MAX
FIRST**

11 MAHOGANY Row #1118, Calgary T3M 2L6

MLS® #: **A2196806** Area: **Mahogany** Listing Date: **02/26/25** List Price: **\$385,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Underground

Finished Floor Area

Abv Sqft: **842**
 Low Sqft:
 Ttl Sqft: **842**

DOM

0

Layout

Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment-Low-Rise (1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Garden**

Construction: **Composite Siding,Stone,Wood Frame**
 Flooring: **Carpet,Cork,Tile**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Elevator,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Condo Fee: \$474	Title: Fee Simple	Zoning: M-X1
	Fee Freq: Monthly	

Legal Desc: **1510869**

Remarks

Pub Rmks:

2 BED | 2 BATH | MAIN FLOOR UNIT | HEATED UNDERGROUND PARKING | IN-UNIT LAUNDRY | GRANITE COUNTERTOPS | OPEN FLOOR PLAN | LAKE ACCESS | WALKING DISTANCE TO MAHOGANY VILLAGE AMENITIES, TO THE LAKE AND WETLANDS! The unit features a contemporary kitchen with full-height cabinets, stainless steel appliances, modern light fixtures, build-in work station, in-unit washer and dryer and open living and dining area. The primary bedroom featuring a walk in closet and 4-piece ensuite. The second bedroom can be used as an additional living space, home gym, or playroom. The large covered patio is ideal for summer time barbecuing and perfect for seniors or people with pets, with easy access to the outside through the patio doors. Unit also comes with a titled underground parking stall and a storage locker. Steps away from the Westman Village Shopping plaza with tons of eateries, shops and services. Located only 1 minute away from the West beach entrance. South Health Campus hospital and the world's largest YMCA are both a 5 minute drive away. Truly an unbeatable location for this beautiful condo. This home is perfect for those who love an active lifestyle and a low-maintenance living space. Whether you are a first-time buyer looking for a starter home, a downsizer seeking a comfortable lifestyle, or an investor seeking a profitable opportunity, this condo is perfect for you. Vacant for a quick possession.

Inclusions:

None

Property Listed By:

Homecare Realty Ltd.

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







