



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**11 MAHOGANY Row #3419, Calgary T3M 2L6**

MLS® #: **A2197356**

Area: **Mahogany**

Listing Date: **02/26/25**

List Price: **\$375,000**

Status: **Active**

County: **Calgary**

Change: **-\$100k, 26-Feb**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **843**  
Low Sqft:  
Ttl Sqft: **843**

DOM

**0**

Layout

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

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:  
Park Feat: **Parkade, Underground**

Utilities and Features

Roof:  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings**  
Int Feat: **Breakfast Bar, Granite Counters, Open Floorplan**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen With Eating Area	Main	11`0" x 10`0"
Dining Room	Main	7`0" x 5`0"
Office	Main	4`3" x 2`5"
4pc Ensuite bath	Main	8`3" x 4`10"
Walk-In Closet	Main	6`0" x 6`0"
Laundry	Main	5`8" x 3`5"

Room	Level	Dimensions
Living Room	Main	10`11" x 8`11"
Foyer	Main	5`11" x 4`11"
Bedroom - Primary	Main	11`2" x 11`0"
Bedroom	Main	10`7" x 9`8"
4pc Bathroom	Main	8`3" x 4`11"
Balcony	Main	15`0" x 9`0"

Legal/Tax/Financial

Condo Fee:  
**\$498**

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

Zoning:  
**M-X1**

Legal Desc: **1511301**

Remarks

Pub Rmks: **This top-floor 2 bed and 2 bath apartment is located in the sought-after SE community of Mahogany and is within walking distance to Mahogany's West Beach and Promenade and only a few steps away from the many amenities at Mahogany Plaza. You are also within walking distance of the shops and restaurants at the famous Westman Village. Enjoy the many festivities both Westman Village and Lake Mahogany offer throughout the year, including boating, skating, swimming, music, fishing, and much more. It has an open concept plan with bedrooms on opposite sides of the layout. It has an area that can be used as a work-from-home office. It comes with one underground tiled parking stall, and a BBQ gas line to the covered balcony. The Central Beach site is located minutes away where residents have exclusive access to sandy beaches, a splash park, tennis courts, play equipment, a fishing pier indoor and outdoor fitness equipment, barbeque pits, a hockey rink, and more. This is a pet-friendly apartment and has a kitchen with a breakfast bar and in-suite laundry. It has a southwest west-facing covered balcony that lets in lots of natural light to both bedrooms and the living room. Book your showing now before it's too late!**

Inclusions: **none**  
Property Listed By: **Bow Realty**

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









