



THE
A-TEAM

**RE/MAX
FIRST**

11 MAHOGANY Circle #511, Calgary T3M 3Z3

MLS® #: **A2140506** Area: **Mahogany** Listing Date: **06/17/24** List Price: **\$525,000**
 Status: **Active** County: **Calgary** Change: **-\$25k, 25-Jun** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Garage Door Opener,Gated,Heated Garage,In Garage Electric Vehicle Charging Station(s),Titled,Underground

Finished Floor Area

Abv Sqft: **571**
 Low Sqft:
 Ttl Sqft: **571**

DOM

13
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line,Lighting**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Kitchen Island,No Smoking Home,Quartz Counters,See Remarks**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Foyer	Main	5' 4" x 4' 0"	Kitchen	Main	12' 4" x 12' 2"
Living Room	Main	11' 3" x 9' 6"	Den	Main	9' 2" x 7' 8"
Laundry	Main	7' 8" x 5' 0"	4pc Bathroom	Main	
Bedroom - Primary	Main	9' 11" x 9' 6"			

Legal/Tax/Financial

Condo Fee: **\$501** Title: **Fee Simple** Zoning: **DC**
 Fee Freq:

Monthly

Legal Desc:

1811825

Remarks

Pub Rmks:

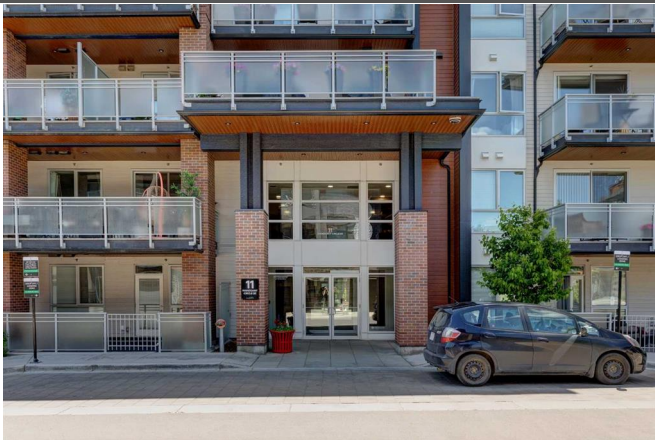
Luxury Lakeside Living in Westman Village - Premium 5th Floor Condo with Breathtaking Views. Indulge in the epitome of upscale living at Westman Village in Mahogany, home to the stunning 63-acre Mahogany Lake. This exquisite 5th-floor, 571 sq ft interior + 200 sq ft balcony a total of 771 sq ft or indoor/outdoor living space condo offers unparalleled lake, mountain, and city views, perfect for the discerning buyer seeking a sophisticated urban oasis. Built in 2018, this impeccably maintained building offers the perfect blend of modern luxury and timeless elegance. Monthly condo fees of \$501 cover all amenities, building maintenance, and utilities (excluding electricity). This Condo features: - **1 Bedroom + Versatile Den: Includes a built-in Murphy bed for guests or a home office. - **Luxurious Bathroom:** High-end finishes and fixtures. - **Gourmet Kitchen:** Quartz countertops, designer tile backsplash, and top-of-the-line stainless steel appliances. - **Expansive Balcony:** 200 sq ft with gas BBQ hookup, ideal for al fresco dining and entertaining. - **Premium Flooring:** Vinyl plank flooring and a modern designer color palette throughout. - **Natural Light:** Abundant natural light with floor-to-ceiling windows showcasing panoramic views of the mountain and lake. - **Parking and Storage:** 1 titled heated underground parking stall with the option to lease additional storage. Exclusive Westman Village Amenities include: Resort-style living with access to the 40,000 sq ft Village Center, featuring: - **Fitness Center:** State-of-the-art facilities with an indoor walking track, indoor heated swimming pool and gym. - **Spa and Wellness:** Luxurious spa and wellness facilities. - **Entertainment:** Private movie theatre and golf simulator. - **Gourmet Amenities:** Culinary kitchen and wine cellar. - **Creative Spaces:** Art studio, woodworking shop, and games room. - **Convenience:** Concierge services and 24/7 security. Prime Location: - **Dining and Entertainment:** Steps away from high-end dining options like Chairman's Steakhouse and Alvin's Jazz Club. - **Healthcare and Recreation:** Minutes from South Health Campus Hospital and YMCA. - **Transportation:** Easy access to major thoroughfares for seamless commuting. - **Landscaping:** Surrounded by meticulously landscaped grounds with fountains and walking/bike paths. Don't miss this rare opportunity to own a piece of Calgary's most coveted lakeside community. Call now to schedule your private viewing and experience the pinnacle of luxury living at Westman Village. 1 key fob, 1 garage remote, Murphy Bed, TV and TV Mount**

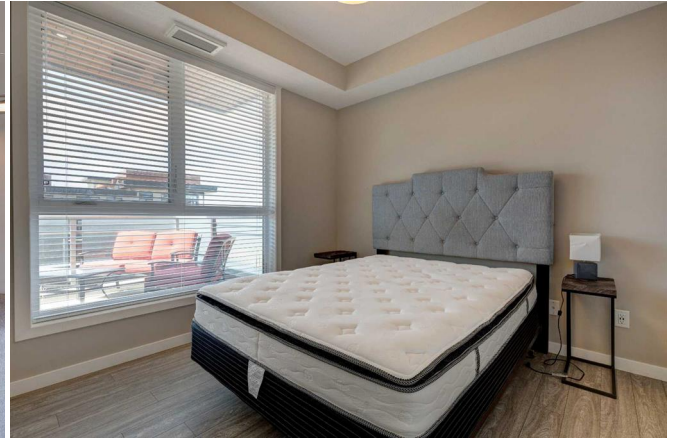
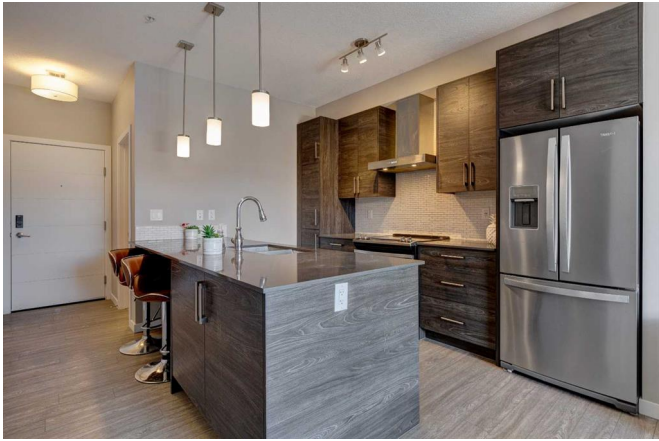
Inclusions:

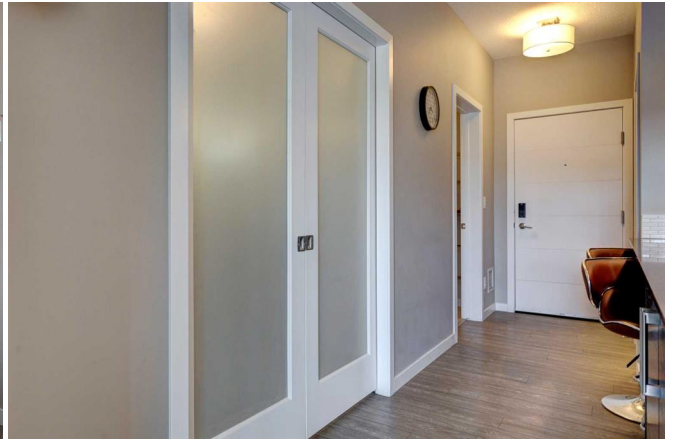
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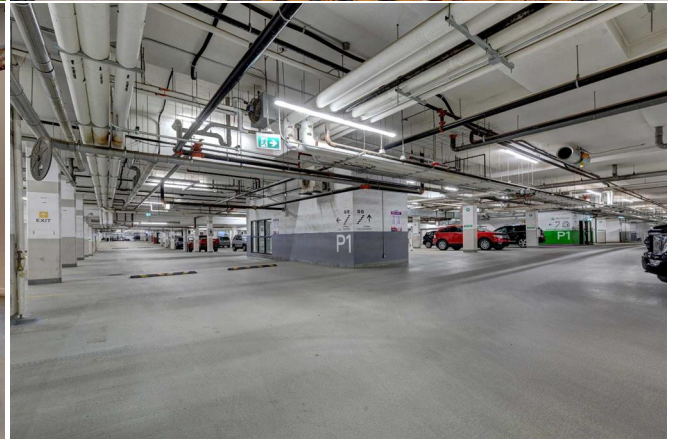
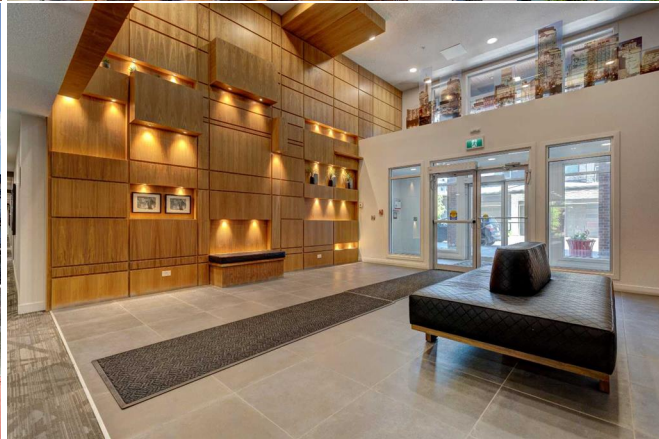
Greater Property Group

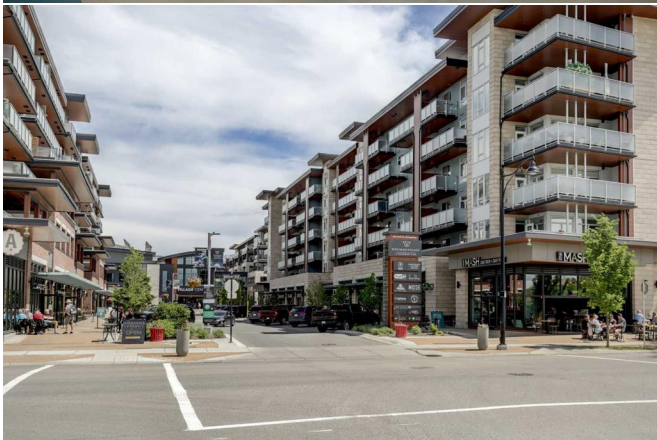
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













511-11 Mahogany Cir SE, Calgary, AB

Main Floor Interior Area 571.12 sq ft



PREPARED: 2024/06/09



White regions are excluded from total floor area in GRADE floor plan. All room dimensions and floor areas must be considered approximate and are subject to independent verification.