



THE
A-TEAM

**RE/MAX
FIRST**

122 MAHOGANY Centre #605, Calgary T3M 2Y1

MLS® #: **A2153086** Area: **Mahogany** Listing Date: **08/01/24** List Price: **\$620,000**
 Status: **Active** County: **Calgary** Change: **-\$15k, 07-Sep** Association: **Fort McMurray**



General Information

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

Finished Floor Area
 Abv Sqft: **876**
 Low Sqft:
 Ttl Sqft: **876**

DOM

48
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Underground**

Utilities and Features

Roof:
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **BBQ gas line,Courtyard,Fire Pit,Playground**

Construction: **Composite Siding,Stone,Wood Frame**
 Flooring: **Laminate**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked**
 Int Feat: **Closet Organizers,Recreation Facilities,Stone Counters,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	9`10" x 11`0"	4pc Bathroom	Main	7`10" x 8`6"
Laundry	Main	8`4" x 5`0"	Kitchen With Eating Area	Main	10`3" x 11`8"
Dining Room	Main	11`7" x 6`9"	Living Room	Main	11`8" x 10`9"
Balcony	Main	6`8" x 32`4"	Bedroom - Primary	Main	12`8" x 9`10"
Walk-In Closet	Main	5`9" x 7`10"	4pc Ensuite bath	Main	7`9" x 7`10"
Entrance	Main	4`0" x 3`0"			

Legal/Tax/Financial

Condo Fee:
\$752

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1811825**

Remarks

Pub Rmks: **Welcome to your new condo in Westman Village, located in the highly sought-after area of Mahogany. This beautiful 2-bedroom, 2-bathroom unit offers unparalleled access to Calgary's largest lake and vibrant commercial and retail spaces in this resort-style community. This top-floor condo features an open-concept layout with a stylish, bright living room, 9-foot ceilings, luxury vinyl plank flooring, and an elegant dining area. Upgraded throughout, the living room opens to a spacious 32-foot-long balcony, perfect for relaxing and enjoying the breathtaking city and mountain views. Central air conditioning and a gas line for BBQs add to the convenience and comfort. The chef's kitchen is equipped with upgraded stainless steel appliances, including a built-in wall oven and microwave, electric cooktop, chimney hood fan, refrigerator, and upgraded cabinets. The large quartz island provides ample space for meal preparation and hosting gatherings. The primary bedroom is a luxurious retreat with a spa-like ensuite and built-in closet organizers. The second bedroom comfortably accommodates a queen-sized bed. Additional features include in-suite laundry, extra storage, and as well as a titled underground heated parking space for convenience. The impressive indoor Village Centre offers 40,000 square feet of world-class amenities right at your doorstep. Enjoy a welcoming concierge, a cutting-edge fitness center, two swimming pools, a hot tub, an art and party room, a library, a wine cellar, a gymnasium, a billiards room, a movie theatre, a gourmet kitchen, an atrium, a golf simulator, and EV charging stations. A car wash and dog wash are also included. Situated in the heart of Westman Village and just steps from shopping, dining—including the renowned Chairman's Club—and exceptional entertainment at Alvin's Jazz Club, this extraordinary residence has it all: stunning views, a prestigious address, and a walkable lifestyle.**

Inclusions: n/a
Property Listed By: **eXp Realty**

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