

11 MAHOGANY Circle #511, Calgary T3M 2Z3

MLS® #: **A2159021** Area: **Mahogany** Listing Date: **08/20/24** List Price: **\$495,000**
 Status: **Active** County: **Calgary** Change: **-\$5k, 07-Sep** Association: **Fort McMurray**



General Information

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

Finished Floor Area
 Abv Sqft: **569**
 Low Sqft:
 Ttl Sqft: **569**

DOM

29
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **1**
 Garage Sz:

Access:

Lot Feat:
 Park Feat:

Parkade,Stall,Titled,Underground

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony,Courtyard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,High Ceilings,Kitchen Island,Quartz Counters,Storage**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	4' 11" x 8' 6"	Kitchen	Main	12' 5" x 12' 5"
Living Room	Main	9' 6" x 11' 4"	Laundry	Main	4' 11" x 7' 9"
Bedroom	Main	9' 1" x 7' 9"	Bedroom	Main	9' 9" x 9' 5"

Legal/Tax/Financial

Condo Fee: **\$501**
 Title: **Fee Simple**
 Fee Freq: **Monthly**

Zoning: **DC**

Legal Desc: **1811825**

Remarks

Pub Rmks: **Discover lakeside living at its finest in the heart of Mahogany's Westman Village with this stylish 5th-floor condo, offering 569 sq ft of indoor space and an additional 200 sq ft balcony, delivering stunning views of Mahogany Lake, the mountains, and the city skyline. This impeccably maintained unit blends modern design with comfort, perfect for those seeking a serene yet luxurious retreat. The elegant bathroom is adorned with high-end finishes and fixtures, while the kitchen stands out with quartz countertops, a designer tile backsplash, and premium stainless steel appliances. The expansive balcony, complete with a gas BBQ hookup, invites outdoor dining and relaxation, while durable vinyl plank flooring and a contemporary colour palette add a touch of style throughout the home. Natural light pours in through the floor-to-ceiling windows, highlighting the panoramic views and enhancing the bright and airy atmosphere. This unit also includes one titled underground heated parking stall, and plenty of space in the unit for storage with the in-suite laundry & storage room. Living in Westman Village offers access to an array of resort-style amenities, including the exclusive 40,000 sq ft Village Centre. Residents can enjoy a state-of-the-art fitness centre, indoor walking track, heated swimming pool, luxurious spa, private movie theatre, golf simulator and more. For culinary enthusiasts, there's a gourmet kitchen and wine cellar, while creative minds will appreciate the art studio, woodworking shop, and games room. On-site concierge services and 24/7 security provide convenience and peace of mind. The location further enhances the lifestyle, with premium dining options like Chairman's Steakhouse and Alvin's Jazz Club just steps away, and easy access to South Health Campus Hospital, the YMCA, and major transportation routes, not to mention lake access in Calgary's largest lake community. . Surrounded by beautifully landscaped grounds, fountains, walking paths, and bike trails, this condo offers a rare opportunity to experience lakeside luxury in one of Calgary's most desirable communities.**

Inclusions: **TV and TV Mount**
Property Listed By: **RE/MAX iRealty Innovations**

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