



THE
A-TEAM

**RE/MAX
FIRST**

122 MAHOGANY Centre #620, Calgary T2M 2Y1

MLS® #: **A2160639** Area: **Mahogany** Listing Date: **08/29/24** List Price: **\$810,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Finished Floor Area
 Abv Sqft: **1,060**
 Low Sqft:
 Ttl Sqft: **1,060**

DOM

20
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**

Lot Information
 Lot Sz Ar:
 Lot Shape:

Parking
 Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat:

Electric Gate,Enclosed,Garage Door Opener,Heated Garage,Parkade,Public Electric Vehicle Charging Station(s),Secured,Side By Side,Stall,Underground

Utilities and Features

Roof: **Other**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Courtyard,Fire Pit,Playground**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Induction Cooktop,Microwave,Range Hood,Refrigerator,Washer**
 Int Feat: **Breakfast Bar,Ceiling Fan(s),Closet Organizers,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Stone Counters,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Ensuite bath	Main	8`11" x 4`11"	4pc Bathroom	Main	8`3" x 4`11"
Bedroom	Main	10`10" x 12`2"	Dining Room	Main	13`8" x 10`4"
Kitchen	Main	15`4" x 9`5"	Living Room	Main	12`3" x 13`8"
Office	Main	10`0" x 9`6"	Bedroom - Primary	Main	16`11" x 10`9"

Legal/Tax/Financial

Condo Fee: **\$919** Title: **Fee Simple** Zoning: **DC**
 Fee Freq: **Monthly**

Legal Desc: **1811825**

Remarks

Pub Rmks: **Welcome to the highly sought-after resort-style living in the prestigious Westman Village, where luxury meets convenience on the shores of Calgary's largest lake, Mahogany. This stunning 6th-floor corner penthouse in Calligraphy, offers unparalleled views and a serene lifestyle in an award-winning community. This bright and quiet 2-bedroom + den, 2-bathroom suite features modern touches throughout. The expansive living room, dining room, and second bedroom boast soaring 13-foot ceilings and floor-to-ceiling windows, creating a spacious and airy ambiance. The upgraded kitchen is a chef's delight, complete with premium appliances, including an induction electric range, and custom cabinetry. The master suite offers a private retreat with a large walk-in shower and extensive custom closet organizers. A second full bathroom with a tub serves the additional bedroom and guests. Enjoy the comfort of air conditioning and the luxury of two private decks facing north and east—perfect for morning coffee with a glimpse of the lake. Westman Village is more than just a home; it's a lifestyle. Residents enjoy exclusive access to a 40,000 sq. ft. amenity center, featuring a swimming pool with a two-story water slide, a state-of-the-art fitness center, a golf simulator, a movie theatre, and much more. The meticulously landscaped grounds include fountains, park benches, bridges, and walking paths that invite relaxation and recreation. Safety and convenience are paramount, with 24/7 security, concierge service, and extensive pedestrian skywalks and underground passageways. The penthouse includes two heated underground parking stalls conveniently located near the elevator, pet washing station, and car wash, plus a dedicated storage locker. Living in Westman Village means being part of a vibrant community with an array of dining and retail options just steps away. Enjoy fine dining at Chairman's Steakhouse, casual evenings at Alvin's Jazz Club, or a quick coffee at Analog Coffee. With 10 short-term stay hotel suites, multiple restaurants, boutique shops, a day care, and a medical spa, everything you need is at your fingertips. The unparalleled beauty of this community is highlighted by the \$8 million spent on landscaping, including nearly 6,000 trees and shrubs, multiple fountains, and lush gardens that make every stroll a pleasure. This is more than just a home—it's a one-of-a-kind living experience. Don't miss your chance to join the select few who call Calligraphy at Westman Village home.**

Inclusions: **Key Fob(s)**
Property Listed By: **RE/MAX Realty Professionals**

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