



THE
A-TEAM

**RE/MAX
FIRST**

122 MAHOGANY Centre #605, Calgary T3M 2Y1

MLS® #: **A2181365**

Area: **Mahogany**

Listing Date: **11/28/24**

List Price: **\$550,000**

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: **876**
Low Sqft:
Ttl Sqft: **876**

DOM

23
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: **Vinyl Plank**

Water Source:
Fnd/Bsmt:

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Built-in Features,Closet Organizers,No Smoking Home,Open Floorplan,Quartz Counters,Recreation Facilities,Stone Counters,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Bedroom	Main	9`10" x 11`0"
Laundry	Main	8`4" x 5`0"
Dining Room	Main	11`7" x 6`9"
Balcony	Main	6`8" x 32`4"
Walk-In Closet	Main	5`9" x 7`10"
Entrance	Main	4`0" x 3`0"

Room	Level	Dimensions
4pc Bathroom	Main	7`10" x 8`6"
Kitchen With Eating Area	Main	10`3" x 11`8"
Living Room	Main	11`8" x 10`9"
Bedroom - Primary	Main	12`8" x 9`10"
4pc Ensuite bath	Main	7`9" x 7`10"

Legal/Tax/Financial

Condo Fee:
\$752

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1811825**

Remarks

Pub Rmks: **Welcome to Calgary's premier resort-style lakefront community in the award-winning southeast neighborhood of Mahogany Lake! This stunning 2-bedroom, 2-bathroom condo is located in the coveted Westman Village and combines sophisticated design with unparalleled convenience. Boasting over \$35,000 in custom upgrades, this home features built-ins throughout to maximize functionality, including customized closets, enhanced bathroom storage, and a beautifully designed laundry room. Every detail has been thoughtfully curated to provide exceptional style and practicality. Step into this top-floor oasis and experience a modern, open-concept layout with 9-foot ceilings and luxury vinyl plank flooring. The bright and stylish living area flows seamlessly onto a massive 32-foot-long balcony, a standout feature of this home. Whether relaxing or entertaining, you'll enjoy stunning mountain views from this exceptional outdoor space, complete with a gas line for barbecuing. The chef's kitchen is a culinary masterpiece, featuring upgraded stainless steel appliances, a built-in wall oven, microwave, electric cooktop, chimney hood fan, and a spacious quartz island, all complemented by a striking upgraded backsplash. The primary bedroom is a luxurious retreat, complete with built-in closet organizers and a spa-inspired ensuite bathroom. The second bedroom offers generous space, easily accommodates a queen-sized bed. Additional conveniences include in-suite laundry with custom storage, central air conditioning, and a titled, heated underground parking space. Beyond your front door, Westman Village offers a resort-inspired lifestyle with access to the 40,000-square-foot Village Centre. Indulge in two swimming pools, a hot tub, a state-of-the-art fitness center, an art studio, a wine cellar, billiards room, a movie theatre, and a library. Practical features like EV charging stations, a car wash, and a dog wash further enhance the ease of living. Situated just steps from Mahogany Lake, premier shopping, dining—including the exclusive Chairman's Steakhouse—and live entertainment at Alvin's Jazz Club, this condo delivers both a prestigious address and a walkable lifestyle in Calgary's premier lake community. Don't miss the chance to make this exceptional residence your new home.**

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

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













