



THE A-TEAM

RE/MAX FIRST

11 MAHOGANY Circle #516, Calgary T3M 2Z3

MLS#: A2182363 Area: Mahogany Listing Date: 12/05/24 List Price: \$724,900
Status: Pending 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: 1,053
Low Sqft:
Ttl Sqft: 1,053

DOM

16
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: Heated Garage, Parkade, Titled

Utilities and Features

Roof: Asphalt Shingle, Membrane
Heating: Forced Air, Natural Gas
Sewer:
Ext Feat: Balcony, Courtyard, Fire Pit, Lighting, Playground, Rain Gutters

Construction: Composite Siding, Stone, Wood Frame
Flooring: Vinyl Plank
Water Source:
Fnd/Bsmt: Poured Concrete

Kitchen Appl: Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Int Feat: Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Living Room, Bedroom - Primary, Bedroom, Laundry, and 3pc Ensuite bath.

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, always in-demand resort-style living in beautiful Westman Village. The all-ages condo is ideally situated on the shores of Mahogany Lake with extensive walking paths, sandy beaches, and 4 seasons of activities! This bright, beautiful, and nicely upgraded 5th-floor corner suite is built to Jayman's high standard and finish level and is located in Calligraphy II. It features two spacious bedrooms, with the Primary Suite showcasing a lovely extended living area, ideal for a personal space or media area to enjoy, complimented with a full ensuite with a large walk-oversized shower. The 2nd bedroom is perfect for family & guests or creatively used for a home office, providing an abundance of light throughout the day. The expansive main living area on the corner offers ample stacked windows, allowing you to fully appreciate the elevation, inviting the outside in & the stunning bright color pallet highlights your upgraded appliances, elegant stone counter & stylish décor. In-suite laundry, spacious foyer, and upgraded pantry included. In addition, TWO TITLED underground parking stalls, one featuring a large fully private storage unit, a pet washing station, and a car wash. This Jayman BUILT community with the best location, directly adjacent to Calgary's largest lake, the last of its kind, award-winning community of Mahogany & only resort community on a lake. Impressive landscaping matches the picturesque views from your future backyard, with fountains, park benches, bridges, pathways & raised planters. The 40,000sf amenity center speaks for itself. Activities are available for all interests & hobbies. Including a swimming pool w/a 2 story water slide, golf simulator, fitness centre, movie theatre & so much more! 24-hour, 7-day a week security & concierge service. All homes include exceptional building specifications, including solar panels on every building, forced air, heat air conditioning, triple pane windows, Vancouver-inspired architecture with oversized covered balconies, and Hardie board siding with extensive brick & stone masonry. Truly a one-of-a-kind experience, join the select few who will call CALLIGRAPHY their home. Winter eliminated-1292 underground parking stalls-not just for our residents but also their guests & visitors with extensive pedestrian +15 skywalks & underground passageways. 200 visitor parking stalls located in the heated, underground parkade. 10 short-term stay hotel suites, 4 electric dual car chargers, 3 restaurants, Alvin's Jazz Club (casual-upscale piano bar), Chairman's Steakhouse, our highest amenity & Diner Deluxe. Plus, Analog Coffee, Chopped Leaf, Village Medical, Mahogany Village Dental, Sphere Optometry, Moderna Cannabis, MASH Eats, Marble Slab, Dolphin Dry Cleaners, 5 Vines & Mode Fitness Studio, Pie Junkie, a day care & a medical spa. Amazing \$8 Million spent on the surface & landscaping: 596 Trees, 8019 shrubs, 1940 grasses, 4292 perennials, 10 fountains onsite! Nothing Compares!**

Inclusions: Storage Cabinets
Property Listed By: Jayman Realty Inc.

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



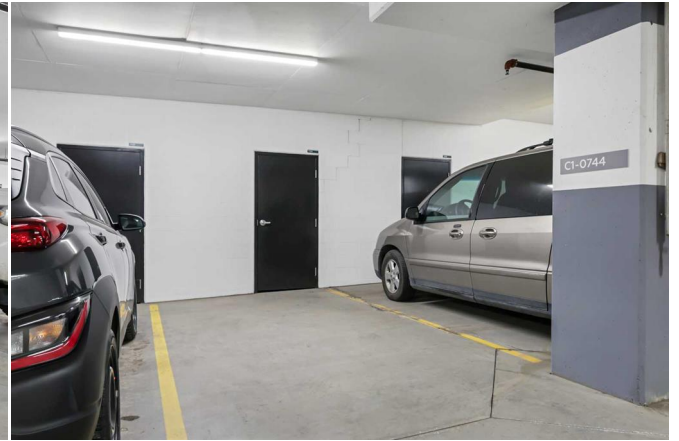
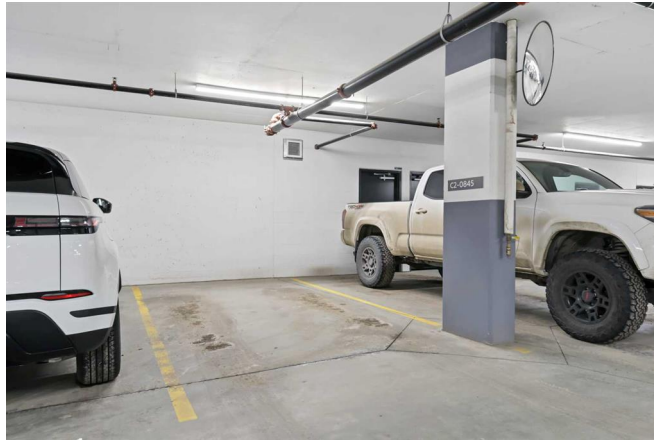




516, 11 MAHOGANY CIRCLE SE
RESIDENTIAL PROJECT CHANNING, 04/20/21-01/20/22
MAIN LEVEL, (PG.) - 1003.53 SQ. FT. | 17.87 SF
TOTAL ABOVE GRADE FLOOR SIZE - 1006.53 SQ. FT. | 17.87 SF

Floor plan diagram showing the layout of the unit. The rooms and their dimensions are: BALCONY (20'0" x 6'0"), BEDROOM TWO (10'11" x 8'9"), DINING ROOM (11'9" x 9'6"), LIVING ROOM (12'10" x 11'10"), KITCHEN (11'11" x 9'9"), PRIMARY BEDROOM (17'8" x 11'5"), BATH, FOYER (8'4" x 4'9"), and ENSUITE.





Live the good life every day.

Calgary's first resort-style community with walkable amenities, dining and boutique retail, plus lush landscaping, on-site security and concierge service lets you live every day like it's a holiday.

Westman Village provides a club-style atmosphere complete with a 40,000 sq. ft. amenity centre for recreation, services and entertainment including:

- GYM
- YOGA & SPIN STUDIOS
- 2 INDOOR SALTWATER POOLS
- MOVIE THEATRE
- DEMO KITCHEN
- WOODWORKING SHOPE
- WINE CELLAR & TASTING ROOM
- BILLIARD ROOM
- GOLF SIMULATOR
- 4,000 SQ. FT. GYMNASIUM
- FITNESS CENTRE
- INDOOR GARDEN



SITE AMENITIES

Welcome home to a lake lifestyle unmatched anywhere in Calgary. Live surrounded by over 100 acres of parkland, walking trails, lakes, sunsets and skywalks connecting to the Village Centre. Located within the award-winning community of Paragon, Westman Village features extensive landscaping throughout, a dedicated dog park and is connected to 43 kilometres of walking trails.



RETAILERS

Westman Village residents are supported by approximately 40,000 square feet of commercial and boutique retail space which will include health and professional services, and a variety of exclusive retailers. This includes Analog Coffee, Oliver Deloux, Chopped Leaf, HOGUE Fitness and many more to come.



CHAIRMAN'S STEAKHOUSE

Stylish, elegant and welcoming, Chairman's is a modern and luxurious take on the classic steakhouse experience. The perfect blend of upscale dining and relaxed lounge atmosphere that pays tribute to an iconic era.



CONCIERGE

Have a package waiting and you aren't 'at home'? Need concert tickets? Want to make a reservation? One call will do it all!



PRIVACY & SECURITY

All Westman Village, we place an emphasis on safety and security for all residents. Between our security personnel, concierge and state-of-the-art monitoring system, you and your property are looked after 24/7.



ALVIN'S JAZZ CLUB

A throwback to the glamorous New York City dining experience of the 1930s & 40s, with a modern approach. Cocktails are on tap, so build your own Martini, enjoy expertly curated wine and spirits and specialty cocktails.





