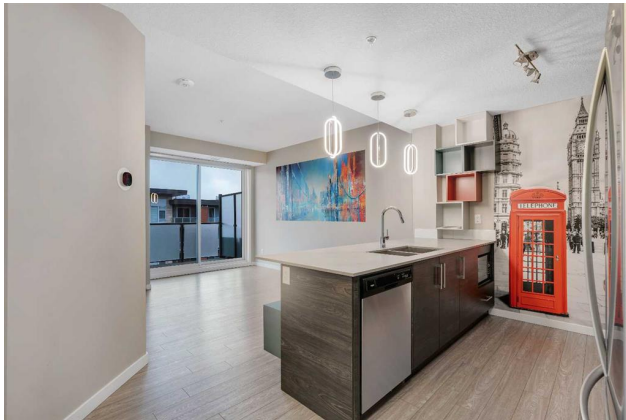


122 MAHOGANY Centre #611, Calgary T3M 0T2

MLS® #: **A2186093** Area: **Mahogany** Listing Date: **01/09/25** List Price: **\$489,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 04-Apr** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2018**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **777**
 Low Sqft:
 Ttl Sqft: **777**

DOM
89
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking
 Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Parkade, Underground**

Utilities and Features

Roof:
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **Courtyard, Fire Pit, Playground**
 Construction: **Composite Siding, Concrete, Stone, Wood Frame**
 Flooring: **Tile, Vinyl**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings**
 Int Feat: **Breakfast Bar, Closet Organizers, High Ceilings, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Ensuite bath	Main	27`4" x 16`5"	4pc Bathroom	Main	19`5" x 28`2"
Bedroom	Main	36`4" x 30`11"	Kitchen	Main	37`9" x 48`8"
Laundry	Main	19`5" x 18`4"	Living Room	Main	38`0" x 36`1"
Bedroom - Primary	Main	53`4" x 33`8"			

Legal/Tax/Financial

Condo Fee: **\$688** Title: **Fee Simple** Zoning: **DC**

Fee Freq:
Monthly

Legal Desc: **1811825**

Remarks

Pub Rmks: **Welcome to 611, 122 Mahogany Centre SE. This stunning residence is situated in Westman Village, a vibrant community with 24/7 security and concierge services, ensuring peace of mind and ease of living. Enjoy year-round recreation and relaxation with amenities that truly elevate your lifestyle. From a golf simulator, fitness center, and steam room to a hot tub, pool, and party room with an industrial kitchen - this community has it all. This beautifully designed 2-bedroom, 2-bathroom unit is the pinnacle of modern elegance. Soaring 12-foot ceilings in the primary suite create an open and airy feel, while expansive windows fill the space with natural light. High-end finishes include a contemporary color palette, luxury vinyl plank flooring, designer tile, and sleek flat-panel cabinetry. The primary suite features a walk-in closet and a luxurious 3-piece ensuite. The generously sized second bedroom offers versatility, perfect for hosting guests or creating a dedicated home office. Additional features of this exceptional home include a sunny south-facing balcony, central air conditioning and in-suite laundry for added convenience. Westman Village surrounds you with dining, shopping, and entertainment options. Whether you're craving a morning coffee, a workout, or an evening of fine dining and live music, everything is just steps away.**

Inclusions: **N/A**
Property Listed By: **RE/MAX First**

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



