

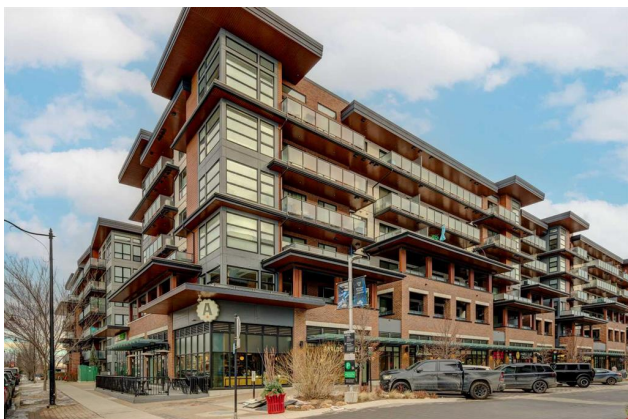


THE A-TEAM

RE/MAX FIRST

122 MAHOGANY Centre #401, Calgary T3M 2Y1

MLS#: A2187053 Area: Mahogany Listing: 01/14/25 List Price: \$780,000
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:
Park Feat: Parkade, Underground

Finished Floor Area

Abv Sqft: 1,063
Low Sqft:
Ttl Sqft: 1,063

DOM

8
Layout
Beds: 2 (2)
Baths: 2.0 (2 0)
Style: Apartment

Parking

Ttl Park: 2
Garage Sz: 2

Utilities and Features

Roof:
Heating: Forced Air, Natural Gas
Sewer:
Ext Feat: Balcony, Courtyard, Playground, Uncovered Courtyard

Construction: Brick, Composite Siding, Concrete
Flooring: Carpet, Ceramic Tile, Vinyl
Water Source:
Fnd/Bsmt:

Kitchen Appl: Built-In Oven, Dishwasher, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Int Feat: Built-in Features, Closet Organizers, High Ceilings, Kitchen Island
Utilities:

Room Information

Table with 3 columns: Room, Level, Dimensions. Rows include Kitchen, Living Room, Laundry, Balcony, Bedroom, and 4pc Bathroom.

Table with 3 columns: Room, Level, Dimensions. Rows include Dining Room, Flex Space, Foyer, Bedroom - Primary, and 3pc Ensuite bath.

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$963

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc: **1811825**

Remarks

Pub Rmks: **Welcome to resort-style living at Westman Village, an exceptional condo community located on the scenic shores of Mahogany Lake in Calgary. This stunning corner unit in Calligraphy 1 offers breathtaking south-west views and a spacious, open-concept layout. Boasting two generous bedrooms, a versatile den/office, two bathrooms, and a large 135 sq ft covered balcony, this home is designed for both comfort and style. With large windows framing the panoramic south-western sky, the interior is bathed in natural light, highlighting high-end finishes such as quartz countertops, stainless steel appliances, custom closets, and upgraded fixtures throughout. The unit features 9-foot ceilings, custom window coverings, and designer wallpaper, enhancing its modern, sophisticated appeal. Convenience is key with 2 titled parking stalls located just outside the elevator doors. The amenities at Westman Village are second to none, offering a 40,000 sq ft amenity center complete with a pool, fitness center, movie theater, and more. Residents enjoy 24/7 security and concierge services, as well as the building's eco-friendly features, including solar panels, triple-pane windows, and high-efficiency heating and cooling. Live the best of both worlds—city convenience combined with resort-style living. Schedule your private viewing today!**

Inclusions: **N/A**
Property Listed By: **CIR Realty**

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

