



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**122 MAHOGANY Centre #605, Calgary T3M 2Y1**

MLS®#: **A2188736**

Area: **Mahogany**

Listing Date: **01/22/25**

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

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: **873**  
Low Sqft:  
Ttl Sqft: **873**

DOM

**8**

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: **1**

Access:

Lot Feat:

Park Feat:

**Electric Gate,Guest,Heated Garage,Parkade,Public Electric Vehicle Charging Station(s),Secured,Titled,Underground**

Utilities and Features

Roof: **Membrane**  
Heating: **Forced Air**

Sewer:  
Ext Feat: **Balcony,BBQ gas line,Playground,Uncovered Courtyard**

Construction: **Composite Siding,Stone,Wood Frame**

Flooring: **Vinyl Plank**

Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Electric Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Closet Organizers,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Soaking Tub,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>10`6" x 14`10"</b>	<b>Dining Room</b>	<b>Main</b>	<b>6`6" x 14`10"</b>
<b>Living Room</b>	<b>Main</b>	<b>10`3" x 11`8"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`0" x 9`11"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>6`0" x 7`11"</b>	<b>3pc Ensuite bath</b>	<b>Main</b>	<b>7`10" x 7`9"</b>
<b>Bedroom</b>	<b>Main</b>	<b>12`11" x 9`11"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>7`10" x 8`7"</b>
<b>Laundry</b>	<b>Main</b>	<b>5`0" x 8`5"</b>	<b>Balcony</b>	<b>Main</b>	<b>32`11" x 6`10"</b>

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$774

Fee Simple

DC

Fee Freq:  
Monthly

Legal Desc: 1811825

Remarks

Pub Rmks: **Right sizing or downsizing, affordable luxury living has never been better! Your TOP floor home with upgrades at every turn and mountain views has a southwest exposure & is flooded with an abundance of natural light. Enjoy air conditioning, 9 ft ceilings, luxury vinyl plank flooring throughout, built in closet organizers, a separate laundry room complete with custom cabinetry. The kitchen & both bathrooms have custom tile work, plus quartz countertops. The 2 bedrooms are nicely appointed on either side of the main living space creating privacy and an open floor plan. Both bedrooms feature silhouette and black out blinds. The primary bedroom has a generous walkthrough closet with custom built in organizers on both sides. A linen closet was thoughtfully added to the 3 pc ensuite. The spacious kitchen is upgraded with two tone cabinetry & an extra cabinet including wine rack. The eat up counter adds even more functionality. The dining space has room for your table & chairs and is open to the living room. The balcony has a gas bbq line connection, is huge, and best of all has fabulous mountain views. Titled underground parking is on the 1st level, mere steps from the elevator, a huge plus! Westman Village sides onto Lake Mahogany. It is the ultimate in suburban living. This walkable community has a plethora of dining, retail shops, & professional services bringing convenience and that downtown vibe right to your doorstep. The 40,000 sq' amenities centre is "A must see" to be appreciated. Mahogany is one of Calgary's premier Lake Communities. Enjoy lake access and all the amenities the Beach Club has waiting for you. Whether you are looking to be active, social, or simply want to relax there is something for everyone. Come discover what adventures await you in your new home!**

Inclusions: **2 Access FOBs**  
Property Listed By: **RE/MAX First**

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







605-122 Mahogany Centre SE, Calgary, AB

Main Floor - 1000 sq ft Area 572.36 sq ft



PREPARED: 2025/01/14

While figures are included from the floor area in CADSE, floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.







