



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2231 MAHOGANY Boulevard #507, Calgary T3M3E1**

MLS® #: **A2191313**      Area: **Mahogany**      Listing Date: **01/31/25**      List Price: **\$599,000**  
 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:

**Finished Floor Area**  
 Abv Sqft: **877**  
 Low Sqft:  
 Ttl Sqft: **877**

**Titled, Underground**

DOM

**37**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment-High-Rise (5+)**

Parking

Ttl Park: **2**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer: **Public Sewer**  
 Ext Feat: **Balcony, BBQ gas line, Playground, Tennis Court(s)**

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

Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer**  
 Int Feat: **Kitchen Island, No Smoking Home, Quartz Counters**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Bathroom</b>	<b>Main</b>	<b>27`11" x 25`8"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>41`10" x 32`7"</b>
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>25`8" x 25`8"</b>
<b>Dining Room</b>	<b>Main</b>	<b>21`11" x 42`8"</b>
<b>Balcony</b>	<b>Main</b>	<b>96`6" x 20`6"</b>
<b>Laundry</b>	<b>Main</b>	<b>25`5" x 16`5"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom</b>	<b>Main</b>	<b>35`10" x 32`3"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>18`7" x 25`8"</b>
<b>Living Room</b>	<b>Main</b>	<b>37`6" x 38`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>48`8" x 28`5"</b>
<b>Entrance</b>	<b>Main</b>	<b>18`7" x 12`10"</b>

Condo Fee:  
**\$791**

Title:  
**Fee Simple**  
 Fee Freq:  
**Monthly**

Zoning:  
**DC**

Legal Desc: **1811825**

Remarks

Pub Rmks: **Be a part of Westman Village; this unique resort-like lifestyle at Mahogany Lake is unlike any other building in Calgary. This quiet 2-bedroom/2-bathroom unit is on the fifth floor. Upon entering the unit, you will find open-concept living with lots of usable space, vinyl plank flooring, many other upgrades, and a lot of natural light from the SW-facing windows. The kitchen has a large quartz counter with SS appliances and ample cupboards for your cooking needs. The walk-in laundry room has built-in shelving and storage. The Primary bedroom is generously sized and has a double-sided walk-through closet leading into a three-piece ensuite. The sizable secondary bedroom has ample closet space on the other side of the apartment. There is a full bathroom located beside the secondary bedroom. The living room is in the middle of the unit, with access to the oversized balcony with views of downtown and the mountains—two titled parking stalls in the heated underground parkade, a Car and Dog Wash, EV Charging Station, Bike Storage, Guest Parking, 24-hour Onsite Security, and Concierge Service. Everything you need is at this location; you never have to go outside. Inside is access to the Pool, Gym, Plant Atrium, Craft Room, Tennis/Basketball Court, Theatre, Wine Cellar, Wood Shop, Golf Simulator, Games Room, Cooking Classes, and Library. If you decide to go outside, you have the lake in your backyard, many shops, and fine dining—quick access to Stoney Trail, Deerfoot Trail, grocery stores, and the hospital nearby. Contact your favourite agent to schedule your showing.**

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

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









