

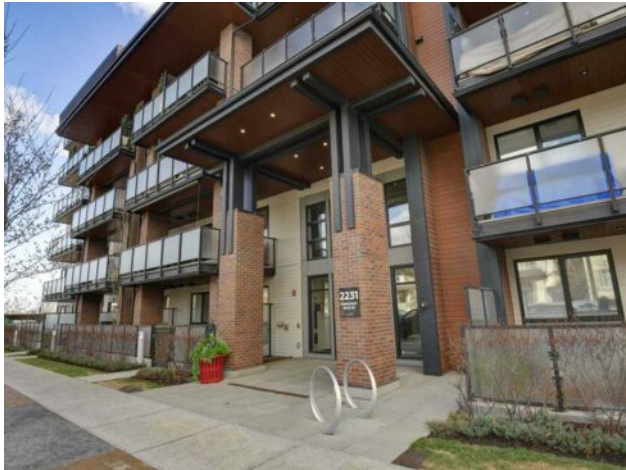


**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**408, 2231 Mahogany Boulevard SE  
Calgary, Alberta**

**MLS # A2213787**



**\$508,800**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	775 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Private Electric Vehicle Charging Station(s), Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 688
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Mixed	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar		

**Inclusions:** none

Embrace a lifestyle of comfort, convenience and luxury in this immaculate 2 BEDROOM and 2 BATH, 4th floor, 775 Square foot apartment. One step in and you will know the value of having all the extras this unit affords. From the Hunter Douglas Silhouette Blinds that filters both light and privacy in the living area and Primary Bedroom to the gorgeous QUARTZ that blanketS all the counters. The Kitchen is a sizable Chef's delight with PLENTIFUL CABINETRY to accomodate all your cullinary requirements.. HIGH END STAINLESS STEEL APPLIANCES continue the theme of value. The SPACIOUS FOOTPRINT AND UNIQUE FLOORPLAN delivers a privacy distance between the Primary bedroom and the Guest room (currently used as a craftroom). A perfect property for two young professionals to share or to graciously host an overnight guest. The 9 FOOT CEILINGS accentuate the NATURAL DAYLIGHT drawn into the LARGE living space with not one... but TWO SLIDING PATIO DOORS that lead onto the almost 32 Foot long balcony with the added PRIVATELY PARTITIONED entertaining patio (aprox. 100 SQ FT), overlooking the Magnificent Courtyard. There just can't be a better place to ENTERTAIN GUESTS FOR MORNING COFFEE or EVENING SNACKS AND COCKTAILS. The Westman possesses too many amenities to mention here...So be sure to SIFT THROUGH THE PICTURES to have a brief view oF what AWAITS YOUR PLEASURE (and CLICK on the BROCHURE ICON in the MLS LISTING to have a COMPLETE TOUR of the facility). Don't wait another minute to contact your favourite realtor and book your private viewing of this GEM OF A HOME