



**GRASSROOTS**  
REALTY GROUP

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**503, 122 Mahogany Centre SE  
Calgary, Alberta**

**MLS # A2218773**



**\$374,777**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	565 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Parkade, Underground		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	City Lot		

<b>Heating:</b>	Fan Coil, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Other, See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Other	<b>Condo Fee:</b>	\$ 516
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters, Storage		
<b>Inclusions:</b>	NONE		

Welcome to Westman Village &ndash; where lifestyle and location meet! This beautifully designed 5th-floor condo in the sought-after Calligraphy building is the perfect fit for an individual or couple looking to make the most of both comfort and convenience. Thoughtfully laid out, this home features a full kitchen with stone counters, rich mocha cabinetry, high ceilings, and a breakfast bar that&rsquo;s ideal for casual dining. The upgraded flooring adds a modern touch, and the spacious media area opens directly onto your bright, south-facing deck&mdash;perfect for relaxing or to entertain. You'll also love the versatile dining area or den, complete with privacy doors, and a large primary bedroom offering plenty of closet space. Additional features include in-suite laundry with storage, air conditioning, and heated underground parking. But what truly sets this home apart is its unbeatable location&mdash;just steps from Main Street&rsquo;s vibrant shops, restaurants, and services. And with exclusive access to the incredible 80,000 sq ft amenity centre, you&rsquo;ll enjoy everything from fitness facilities to entertainment areas&mdash;accessible year-round via heated underground walkways. This is more than a home&mdash;it&rsquo;s a lifestyle. Book your showing today and take your time exploring everything Westman Village has to offer.