



GRASSROOTS
REALTY GROUP

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

202, 122 Mahogany Centre SE
Calgary, Alberta

MLS # A2264625



\$843,000

Division:	Mahogany		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,045 sq.ft.	Age:	2018 (7 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Beach, Close to Clubhouse, Garden, Greenb		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Flat, Membrane	Condo Fee:	\$ 919
Basement:	None	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recreation Facilities, Soaking Tub, Walk-In Closet(s)		

Inclusions: Master Bedroom - Wall Unit, Ensuite-Oversized Glass Medicine Cabinet, 2nd Bedroom Walk-in Closet-Additional Metal shelving, Large white Spice Cabinet, 2nd bathroom-Glass medicine Cabinet, Dining Room-Large Glass Wall Mirror, Office-Entire Wall storage(except filing cabinet), Balcony-2 Large Patio Storage Boxes, Large Patio High Top Table, L-Shaped Sofa, various Pots and plants. see photos

Welcome to this stunning, ONE-OF-A-KIND, two bedroom + den, two bath, two titled premium side by side parking stalls, NW facing, prestigious Calligraphy, Westman Village home. This home SCREAMS RARE, LUXURY, SOPHISTICATION, UNIQUE. This Original owner home boasts over 1045 sq.ft of indoor living space. You can enjoy relaxing or entertaining on your covered wrap-around 600 sq.ft. balcony. For those who cringe at the thought of losing their garden space, this homeowner has created a garden oasis that will be sure to delight any avid gardener. Many of the pots and plants will be left behind to enjoy, along with tens of thousands of dollars of additional items (see agent remarks) Once inside this modern and sophisticated ultra upgraded unit you notice the stylish stainless appliances, luxury vinyl flooring, cabinets which go all the way up and are designed to offer an abundance of storage. This kitchen is a dream for any cook who can summon that inner chef, from the expensive quartz countertop which provides a warm and inviting atmosphere, to the oven & cooktop which makes the kitchen a perfect place to prepare meals and entertain guests. The unit is equipped with forced air heating and Central air to keep you comfortable year-round. Everywhere you turn you notice the attention to detail. Upgrades included: flooring, all lighting fixtures, several motion sensor light switches, over 50% of kitchen cabinets have high end pull out drawers built in, balcony water faucet. The Calligraphy/Westman Village community resort is unprecedented, with endless amenities! You will not see anything similar elsewhere. The Village Centre complex includes over 40,000 sq ft of amenities spread over 3 stories. You will never run out of things to do. Amenities include electric vehicle charging, car & pet wash, bike storage, fire pit, playground, resident-only off-leash dog

space and outdoor gathering spaces with lounge chairs. In this complex you also gain access to the high-end fitness centre, golf simulator, wine vault, marketplace, library, gymnasium, saltwater pools with waterslide, hot tub, steam room, demo kitchen, party room, pool tables, theatre, art room, woodworking room, and walking track. Additionally, the Village Centre is home to Mode Fitness and JC Spa and Salon. Within walking distance, you'll find a variety of stores and restaurants, including Chairman's Steakhouse, Alvin's Jazz Club, Marble Slab, Diner Deluxe, Analog Coffee, Five Vines liquor store, dry cleaning, pharmacy, and so much more. Just blocks away is Mahogany Village Market and numerous restaurants, and shopping. As a resident of Westman Village, you'll have full lake access to the Main Beach area and are steps away from West Beach, where you can enjoy swimming, kayaking, picnic areas and other outdoor activities. The Village Centre amenities are truly impressive, offering a full slate of monthly activities, from art & wine events to movie night and pickleball. Book your showing today.