



GRASSROOTS
REALTY GROUP

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304, 122 Mahogany Centre SE
Calgary, Alberta

MLS # A2284266



\$469,900

Division:	Mahogany		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	655 sq.ft.	Age:	2018 (8 yrs old)
Beds:	2	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 600
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s)		

Inclusions: N/A

Lake Living Meets Elevated Comfort in Mahogany | Welcome to Calligraphy at Westman Village, nestled in the heart of Mahogany—Calgary’s premier lake community. This beautifully designed two-bedroom condo offers a functional layout, thoughtful upgrades, and access to truly unmatched, resort-style amenities. The open-concept living space is bright and inviting, anchored by a modern kitchen featuring stainless steel appliances, stone countertops, and a generous peninsula ideal for casual dining or entertaining. Just off the kitchen, the oversized laundry room provides exceptional additional storage and easily functions as a walk-in pantry. The living and dining areas connect seamlessly, creating a comfortable setting for both everyday living and hosting friends. The versatile second bedroom works equally well as a guest room or home office, while the primary suite offers a large window, walk-in closet, and convenient access to the stylish four-piece bath. Central air conditioning ensures year-round comfort. Step outside to a massive, covered private balcony—perfect for morning coffee, evening wine, or relaxing outdoors in any season. Westman Village sets a new standard for condo living with amenities rarely found elsewhere: an indoor pool with waterslide, full fitness centre, golf simulator, wine cellar, theatre room, demonstration kitchen, workshop, concierge service, and vibrant social spaces. Beyond your door, enjoy Mahogany Lake’s beaches, pathways, parks, shops, and dining. Complete with secure underground parking, this home offers a seamless blend of convenience, recreation, and community—ideal for professionals, downsizers, or anyone looking to embrace an active, connected lifestyle in one of Calgary’s most sought-after neighbourhoods.

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