



**607, 11 Mahogany Circle SE
Calgary, Alberta**

MLS # A2287831



\$795,000

Division:	Mahogany		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	868 sq.ft.	Age:	2018 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Enclosed, Gated, In Garage Electric Vehicle Charging Station(s), Owned, Par		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 812
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Electric Wall Oven and Microwave Combination, Black-out blinds remote		

Elevated lake living meets panoramic skyline views in this rare top-floor residence at Westman Village in Mahogany. Positioned at the top of the building with soaring ceilings and expansive west exposure, this executive two-bedroom, two-bathroom luxury condo captures unobstructed mountain, lake, and downtown skyline views — a vantage point seldom available in Calgary's condominium market. The elevated ceiling height enhances the sense of space while natural light pours through expansive windows, creating a bright and refined living environment. Top-floor positioning further enhances privacy and delivers uninterrupted sightlines that define the home's living experience. Proudly offered by the original owner and meticulously maintained, this residence features an upgraded kitchen package with premium appliances, stone countertops, enhanced cabinetry, and a rare wrap-around U-shaped kitchen peninsula island — a highly functional layout that significantly expands prep space and creates a natural gathering area rarely found in comparable units. The open-concept design flows seamlessly through the dining and living areas and out to a private covered balcony, where sweeping sunset views stretch from the Rocky Mountains across the lake to Calgary's skyline. The primary suite offers generous proportions, a customized walk-through closet with built-in organization, and remote-operated blackout blinds for added comfort and privacy. The ensuite is well-appointed with upgraded finishes, while the second bedroom and full bathroom provide flexibility for guests, a home office, or downsizing without compromise. Additional highlights include luxury vinyl plank flooring throughout (no carpet), a thoughtfully designed in-suite laundry space with built-in storage, central air conditioning, triple-pane windows, secure concrete

construction, and two titled underground heated parking stalls. Westman Village offers one of Calgary's most comprehensive private lifestyle environments, with full-service amenities including fitness facilities, wellness areas, social spaces, and premium features such as a wine vault, hot tubs, and steam rooms — all within the building. The complex is pet-friendly and designed for a highly connected, maintenance-free lifestyle. As a resident of Mahogany, you'll also enjoy access to the private Mahogany Beach House, offering year-round recreational opportunities including lake access, paddleboarding, skating, fitness programming, and community events — delivering a true four-season lake lifestyle just steps from your door. This is more than a condominium — it is a top-floor, view-driven luxury residence with rare design features and double titled parking within one of Calgary's most sought-after resort-style developments.