



**GRASSROOTS**  
REALTY GROUP

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**132, 122 Mahogany Centre SE  
Calgary, Alberta**

**MLS # A2296584**



**\$435,000**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	650 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Stall, 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>	\$ 600
<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>	Chandelier, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

**\*\*Open House April 19th 2:00PM-5:00PM\*\*** Units like this don't come up often. This is one of the rare ground floor layouts in Westman Village with its own private entrance, soaring 12 foot ceilings, and oversized windows that flood the space with natural light and make it feel far more like a townhome than a typical condo. The layout is clean and functional with a modern kitchen featuring a large island, sleek cabinetry, and stainless steel appliances that opens directly into the living and dining space, all of it oriented toward the courtyard. The patio is fully covered for year round use and looks into the interior courtyard where you get the sound of the water features and a quiet, private extension of your living space. The bedroom is generous with a walk in closet, there is full size in suite laundry, air conditioning, and titled underground heated parking with additional storage. From a pure livability standpoint, this unit just works. Then you layer in what Westman Village actually is. Full concierge, secure access, and an amenity package that is in a different category than almost anything else in the city. Indoor pool, hot tub, saunas, full fitness center, gymnasium, golf simulator, theatre room, wine vault, workshop, art studio, walking track, library, plus restaurants, cafe, and everyday essentials right inside the village. You are also just steps to Mahogany Lake with access to pathways, beaches, and everything the community offers. This is one of the few buildings where the condo fees actually make sense because you use what you're paying for. Whether it's a young professional, a couple, downsizer, or someone with a pet looking for that private entry setup, this is a rare opportunity to step into a lifestyle that's hard to replicate anywhere else in Calgary.