



511, 11 Mahogany Circle SE
Calgary, Alberta

MLS # A2140506



\$500,000

Division:	Mahogany		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	571 sq.ft.	Age:	2018 (6 yrs old)
Beds:	2	Baths:	1
Garage:	Garage Door Opener, Gated, Heated Garage, In Garage Electric Vehicle Cha		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 501
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Quartz Counters, See Remarks		

Inclusions: 1 key fob, 1 garage remote, Murphy Bed, TV and TV Mount

Luxury Lakeside Living in Westman Village - Premium 5th Floor Condo with Breathtaking Views. Indulge in the epitome of upscale living at Westman Village in Mahogany, home to the stunning 63-acre Mahogany Lake. This exquisite 5th-floor, 571 sq ft interior + 200 sq ft balcony a total of 771 sq ft or indoor/outdoor living space condo offers unparalleled lake, mountain, and city views, perfect for the discerning buyer seeking a sophisticated urban oasis. Built in 2018, this impeccably maintained building offers the perfect blend of modern luxury and timeless elegance. Monthly condo fees of \$501 cover all amenities, building maintenance, and utilities (excluding electricity). This Condo features: ****1 Bedroom + Versatile Den:**** Includes a built-in Murphy bed for guests or a home office. ****Luxurious Bathroom:**** High-end finishes and fixtures. ****Gourmet Kitchen:**** Quartz countertops, designer tile backsplash, and top-of-the-line stainless steel appliances. ****Expansive Balcony:**** 200 sq ft with gas BBQ hookup, ideal for al fresco dining and entertaining. ****Premium Flooring:**** Vinyl plank flooring and a modern designer color palette throughout. ****Natural Light:**** Abundant natural light with floor-to-ceiling windows showcasing panoramic views of the mountain and lake. ****Parking and Storage:**** 1 titled heated underground parking stall with the option to lease additional storage. Exclusive Westman Village Amenities include: Resort-style living with access to the 40,000 sq ft Village Center, featuring: ****Fitness Center:**** State-of-the-art facilities with an indoor walking track, indoor heated swimming pool and gym. ****Spa and Wellness:**** Luxurious spa and wellness facilities. ****Entertainment:**** Private movie theatre and golf simulator. ****Gourmet Amenities:**** Culinary kitchen and wine cellar. ****Creative Spaces:**** Art studio, woodworking shop, and games room.

****Convenience:**** Concierge services and 24/7 security. Prime Location: ****Dining and Entertainment:**** Steps away from high-end dining options like Chairman's Steakhouse and Alvin's Jazz Club. ****Healthcare and Recreation:**** Minutes from South Health Campus Hospital and YMCA. ****Transportation:**** Easy access to major thoroughfares for seamless commuting. ****Landscaping:**** Surrounded by meticulously landscaped grounds with fountains and walking/bike paths. Don't miss this rare opportunity to own a piece of Calgary's most coveted lakeside community. Call now to schedule your private viewing and experience the pinnacle of luxury living at Westman Village.