



**605, 122 Mahogany Centre SE
Calgary, Alberta**

MLS # A2168910



\$585,000

Division:	Mahogany		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	876 sq.ft.	Age:	2018 (6 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 752
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Recreation Facilities, Stone Counters, Walk-In Closet(s)		

Inclusions: dishwasher, stove, microwave, range hood, refrigerator, washer/dryer stacked

Welcome to luxury lakefront living at its finest! This stunning 2-bedroom, 2-bathroom condo in Westman Village, located in the coveted Mahogany community, has been enhanced with over \$35,000 in custom upgrades to maximize convenience and style. With built-in closets, enhanced bathroom storage, a custom laundry room, and a striking upgraded kitchen backsplash, this home offers abundant storage and elevated design throughout. Step into the top-floor oasis and experience a modern, open-concept layout featuring a stylish, bright living area with 9-foot ceilings and luxury vinyl plank flooring. The living room flows seamlessly onto a 32-foot-long balcony—perfect for relaxing or entertaining while enjoying city and mountain views. Equipped with central air conditioning and a gas line for barbecuing, this condo makes every day feel like a retreat. The chef’s kitchen is a culinary dream, featuring upgraded stainless steel appliances, a stunning upgraded backsplash, a built-in wall oven, microwave, electric cooktop, chimney hood fan, and spacious quartz island—ideal for meal prep or hosting gatherings. The primary bedroom is a luxurious haven with built-in closet organizers and a spa-inspired ensuite bathroom. The second bedroom is equally spacious, designed to comfortably fit a queen-sized bed. With additional features like in-suite laundry, enhanced storage options, and a titled, heated underground parking space, convenience is at the forefront of this home’s design. But it doesn’t stop there—the Westman Village community offers an unparalleled lifestyle with access to the 40,000-square-foot Village Centre, brimming with amenities. Dive into two swimming pools, relax in the hot tub, stay active in the state-of-the-art fitness center, or enjoy time in the art studio, wine cellar, billiards room, movie theatre, or

library. Additional conveniences include EV charging stations, car wash, dog wash, and more. Located steps from premier shopping, dining—including the exclusive Chairman’s Steakhouse—and vibrant entertainment at Alvin’s Jazz Club, this exceptional residence offers not only a prestigious address but also a walkable lifestyle in a resort-inspired community. Don’t miss the opportunity to make this luxurious home yours!