



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

307, 24 Mahogany Path SE
Calgary, Alberta

MLS # A2188172



\$650,000

Division:	Mahogany		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-High-Rise (5+)		
Size:	1,123 sq.ft.	Age:	2018 (7 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Enclosed, Heated Garage, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 876
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Stone, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: None

Welcome to #307, 24 Mahogany Path SE, an elegant 2-bedroom, 2-bathroom plus den condo in the adult living (55+) Odyssey II building of the prestigious Westman Village, Calgary's premier resort-style lake community. Offering 1,123 sq. ft. of thoughtfully curated living space, this 3rd-floor home enjoys peaceful pond views and the convenience of visitor parking just steps from the entrance. Inside, every detail speaks to quality and comfort, from the seamless luxury vinyl plank flooring to the stone countertops and light-toned cabinetry that enhance the airy, open-concept design. The kitchen blends functionality with style, offering stainless steel appliances, generous storage, and a large island with seating that flows effortlessly into the dining and living areas. The primary suite offers a private retreat with a spacious walk-in closet, a luxurious 4-piece ensuite with double sinks, and a walk-in shower. The second bedroom and guest bath are thoughtfully positioned on the opposite side of the unit, with a charming barn door that creates a secluded oasis for visiting friends or family. The versatile flex room adapts easily to your lifestyle, ideal as a home office, reading nook, creative space, or additional guest area, while the oversized laundry and storage room provides built-in organization, a stacked washer/dryer, and extra space for a freezer. Step outside to the oversized balcony and take in the tranquil pond views, sip your morning coffee, enjoy an evening glass of wine, or host summer BBQs with the convenience of a built-in gas line. Comfort extends beyond the unit with central air conditioning, one titled underground parking stall, and two private storage units. As a resident of Odyssey, you'll also have access to optional à la carte services that make daily living effortless, such as room service for in-suite dining, concierge assistance, driving services for outings

and appointments, light housekeeping, laundry assistance, and even basic health support like scheduled wellness checks or medication reminders. These offerings are designed to evolve with your needs, meaning you can enjoy the comfort of your home without ever having to move, even as your lifestyle or care requirements change. Beyond your private space, Westman Village offers an unparalleled amenity centre that truly sets it apart such as an indoor pool, fitness centre, golf simulator, wine cellar, art studio, theatre, demo kitchen, wood shop and so much more, all accessible year-round without stepping outdoors. Located in the heart of Mahogany, Calgary's largest freshwater lake community, you'll enjoy sandy beaches, scenic walking paths, paddleboarding in summer, skating in winter, lush parks, boutique shopping, and some of the city's best dining experiences, all just outside your door. This is more than a home; it's a lifestyle that blends luxury, convenience, and community in a way that is truly unmatched.