



GRASSROOTS
REALTY GROUP

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409, 12 Mahogany Path SE
Calgary, Alberta

MLS # A2190405



\$489,900

Division:	Mahogany		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-High-Rise (5+)		
Size:	748 sq.ft.	Age:	2018 (7 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 625
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Open Floorplan, Pantry, Quartz Counters, Storage		

Inclusions: 2x Tv mounts

Welcome to resort living on Mahogany Lake at Westman Village! Located in the Odyssey Buildings, a 55+ adult only building. This one bedroom, one bathroom unit has a large sized living room with separate dining area for the family gatherings. The kitchen has plenty of counter space as well as lots of cupboards and drawers. There is a laundry room with more additional storage and can also serve as a pantry, with room for a small freezer. The large primary bedroom will accommodate a king-sized bed and has easy access with a walk thru closet to your bathroom. The bathroom has a walk-in shower with no transition flooring. The unit also has an underground titled parking stall, with cage storage, as well as a 99-year lease on a separate storage unit. Now let's talk about the 40,000SF Village Centre and its many amenities, all connected by the Plus 15 and underground walkways. You will be able to enjoy the lane pool, activity pool, hot tub, steam room, exercise room, full gymnasium, theatre, industrial kitchen, virtual golf, party room, billiards and darts, craft room, woodworking shop, library, green thumb room, walking track, wine room, fire pit, playground, car wash, dog wash and there are electric vehicle charging stations. Also located in the complex are your favourite retailers, restaurants, amenities. A 5-minute walk to Sobeys and more shops. The complex is located on Mahogany Lake with its unique pathways. You will be able to enjoy the Mahogany Beach Club and all it has to offer. Call today and come have a look…..don't just move to a condo, move to a lifestyle! Welcome Home!