



GRASSROOTS
REALTY GROUP

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610, 2231 Mahogany Boulevard SE
Calgary, Alberta

MLS # A2205319



\$849,999

Division:	Mahogany		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	941 sq.ft.	Age:	2021 (4 yrs old)
Beds:	2	Baths:	2
Garage:	Electric Gate, Enclosed, Garage Door Opener, Heated Garage, In Garage Ele		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Other	Condo Fee:	\$ 843
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Concrete, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: Furniture, Electronics, Custom Patio Furniture, BBQ, Dinnerware (All), Window Coverings (All), Art.

Welcome to one of Calgary's most exclusive resort-style condominium complexes where convenience meets luxury. This top floor unit was purchased as an executive business suite in 2021 and comes fully furnished (including TV's, custom window coverings, BBQ, kitchenware and dinnerware) . This home was lovingly prepared by professional interior decorators and custom furniture was created for both the interior and exterior spaces. This condo has been rarely used which makes it look and feel practically brand new. With 2 bedrooms, 2 bathrooms, this 6th floor unit comes with incredible panoramic views of the Rocky Mountains, the bustling courtyard and Calgary's largest community Lake. The master bedroom comes with ample closet space and connects to the contemporary 3pc ensuite. The second bedroom is large, has beautiful views and has easy access to an additional 4 pc bathroom with soaker tub. The kitchen is situated in the heart of the unit with Corian countertops, stainless steel appliances and a gorgeous tiled backdrop. Perfect for preparing and enjoying food with family and friends, the kitchen sits in the heart of the condo adjacent to the dining and living rooms. 13 foot ceilings, top floor location and corner unit ensures privacy and peaceful mornings and evenings. Additional amenities include in-suite laundry, air conditioning for hot Summer days and a Napoleon BBQ with natural gas line on the balcony overseeing the courtyard. This unit comes with 2 titled parking spots in the heated parkade. One of the parking spots is oversized and is the closest stall to the elevator. While, the other parking space is also conveniently located within meters of the oversized space. Westman Village is in the heart of Mahogany and its amenities are legendary. Owners have access to an indoor pool (with swimming lanes & waterslide for the kids),

cooking classes, a full gymnasium, movie theatre, fitness centre and more. Living in Westman Village is so much more than just your individual home. It's an experience that fosters personal growth and healthy relationships with your neighbours. Enjoy coffee in the mornings at the local shop, take the kids for ice cream and enjoy one of the many restaurants on the premise, including one of Calgary's best Steakhouses in "Chairman's". There is 24 hour security, a concierge service, a pet washing station and a car wash all available to you as a condo owner. Once you visit the award winning Westman Village it becomes very hard to dream of your future in a different community. Come visit today!