



GRASSROOTS
REALTY GROUP

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**401, 122 Mahogany Centre SE
Calgary, Alberta**

MLS # A2210510



\$759,900

Division:	Mahogany		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,063 sq.ft.	Age:	2018 (7 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 963
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Open Floorplan, Recreation Facilities, See Remarks, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Experience Resort-Style Living at Westman Village in Calgary's Premier Community of Mahogany Lake. Welcome to a life of luxury and relaxation at Westman Village, an exceptional resort-style condominium community situated on the serene shores of Mahogany Lake. This stunning corner unit in Calligraphy 1 offers breathtaking south-west views and a thoughtfully designed, spacious open-concept layout. With two generous bedrooms, a third versatile bedroom that can be a den/office, two bathrooms, and a large 135 sq ft covered balcony. This home provides the perfect blend of comfort and style. Natural light pours into the interior through expansive windows, offering peaceful views of the surrounding landscape. High-end finishes throughout include quartz countertops, stainless steel appliances, custom closets, and upgraded fixtures, creating an inviting and sophisticated atmosphere. The 9-foot ceilings, custom window coverings, and designer wallpaper add a modern touch that enhances the home's elegance. For ultimate convenience, the unit includes two titled parking stalls located just steps from the elevator. The amenities at Westman Village are unparalleled, with a 40,000 sq ft amenity center that features a pool, fitness center, movie theater, and much more. Residents enjoy exclusive access to 24/7 security, concierge services, and eco-friendly features, including solar panels, triple-pane windows, and high-efficiency heating and cooling systems. Beyond your door, the vibrant Mahogany community awaits. Known for its beautiful lake, walking paths, and numerous parks, Mahogany offers the perfect balance of natural beauty and urban convenience. Whether you're strolling along the lake, enjoying outdoor recreation, or taking part in one of the many local events, Mahogany is the ideal place to call home. Experience the best of both

worlds—city amenities and resort-style living—at Westman Village. Schedule your private viewing today and make this exceptional property your own!