



GRASSROOTS
REALTY GROUP

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**507, 2231 Mahogany Boulevard SE
Calgary, Alberta**

MLS # A2212108



\$599,000

Division:	Mahogany		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	873 sq.ft.	Age:	2018 (7 yrs old)
Beds:	2	Baths:	2
Garage:	Enclosed, In Garage Electric Vehicle Charging Station(s), Parkade, Titled, Un		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas
Floors:	Vinyl Plank
Roof:	-
Basement:	-
Exterior:	Composite Siding, Stone
Foundation:	-
Features:	Open Floorplan, Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	\$ 791
LLD:	-
Zoning:	DC
Utilities:	-

Inclusions: NA

Experience Resort-Style Living at Westman Village at Mahogany Lake! Welcome to Westman Village, where luxury meets lifestyle in Calgary's premier lake community. This beautifully maintained 2-bedroom, 2-bathroom condo offers a quiet retreat on the fifth floor, boasting a southwest exposure that floods the space with natural light. Step into an open-concept layout featuring stylish vinyl plank flooring and numerous upgrades throughout. The modern kitchen is equipped with stainless steel appliances, quartz countertops, and plenty of cabinet space—perfect for both everyday cooking and entertaining. A large walk-in laundry room includes built-in shelving for added convenience. The spacious primary bedroom includes a double-sided walk-through closet and a private 3-piece ensuite. On the opposite side of the unit, you'll find a well-sized second bedroom with easy access to the full main bathroom—ideal for guests or roommates. The central living room connects seamlessly to a generous balcony with stunning views of downtown Calgary and the mountains. This home also includes two titled underground parking stalls in a heated parkade, complete with a car and dog wash, EV charging stations, bike storage, guest parking, 24-hour on-site security, and concierge service. At Westman Village, everything you need is right at your doorstep—no need to step outside. Enjoy exclusive access to the Village Centre with its impressive list of amenities: an indoor pool, fitness centre, plant atrium, craft studio, tennis/basketball court, movie theatre, wine cellar, woodworking shop, golf simulator, games room, cooking classes, and a library. When you do venture outdoors, you'll find Mahogany Lake in your backyard, surrounded by boutique shops, fine dining, and everyday conveniences. With quick access to Stoney Trail, Deerfoot Trail,

nearby grocery stores, and South Health Campus, this location truly has it all.