

313, 122 Mahogany Centre SE
Calgary, Alberta

MLS # A2316467



\$369,900

Division:	Mahogany		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	587 sq.ft.	Age:	2018 (8 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 547
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Quartz Counters		

Inclusions: None

Don't miss the BEST PRICE in Westman Village - where luxury living gives you the opportunity to enjoy calm or be as busy as you wish. LAKE ACCESS, saltwater pool, fitness centre, hot tub, steam room, indoor walking track, golf simulator, art studio, woodworking shop, wine vault, and more. This bright and thoughtfully designed 1-BEDROOM + DEN CONDO OFFERS a well-planned living space in one of Calgary's most sought-after communities. The kitchen impresses with two-tone cabinetry, QUARTZ COUNTERTOPS, a full-height scalloped tile backsplash, STAINLESS STEEL APPLIANCES, and a generous island with pendant lighting, perfect for everyday living or entertaining. The OPEN-CONCEPT LIVING AREA features warm VINYL PLANK FLOORING and sliding French doors leading to a SOUTH-FACING BALCONY WITH A GAS LINE, overlooking the vibrant energy of Westman Village's Main Street. THE SPACIOUS DEN, enclosed by pocket doors, offers true versatility - home office, guest room, or studio. The primary bedroom comfortably fits a queen, and the 4-piece bathroom features a quartz vanity. A dedicated laundry and storage room with a full-size stacked washer and dryer rounds out the layout. One titled, heated underground parking stall included. Condo fees cover heat, water, sewer, snow removal, reserve fund, professional management, security, and full ACCESS TO THE 40,000 SQ FT AMENITY centre. Steps from Mahogany Lake's pathway, Chairman's Steakhouse, Alvin's Jazz Club, cafes, and boutique shops. Lake access included with HOA. This is a lifestyle unlike anything else in Calgary.