

108, 2231 Mahogany Boulevard SE
Calgary, Alberta

MLS # A2203634

\$359,888

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|-----------|------------------------------------|--------|------------------|
| Division: | Mahogany | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 470 sq.ft. | Age: | 2018 (7 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Parkade, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|-------------|--|------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 430 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete | Zoning: | DC |
| Foundation: | - | Utilities: | - |
| Features: | Closet Organizers, Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters | | |
| Inclusions: | None | | |

Welcome to resort-style living in the heart of Westman Village, located in the highly sought-after community of Mahogany. This beautifully designed main-floor condo offers 1 bedroom and 1 full bathroom. Step inside to an open-concept layout that maximizes space and natural light. The modern kitchen features sleek stainless steel appliances, ample cabinetry, and a functional design, making meal prep and entertaining a breeze. The bright and inviting living area flows seamlessly to your private ground-floor patio, offering direct access to the beautifully landscaped courtyard. Enjoy the view from your private balcony that faces the fountain, creating a serene and picturesque setting. The spacious bedroom is a tranquil retreat, while the contemporary bathroom provides a spa-like feel. Plus, enjoy year-round comfort with central air conditioning. As a resident of Westman Village, you'll enjoy access to over 40,000 sq. ft. of exclusive amenities, including a fitness Centre & Indoor Pool with a waterslide, a Full-Sized Golf Simulator, a Woodworking Shop, an Art Room & Communal Kitchen with cooking classes, Billiard Room, Private Theatre, Wine Vault & Library, Party Room, Indoor Garden & Full Gymnasium. This property also includes a secure underground parkade with a car wash bay, concierge service, and stunning water features. Dining and entertainment are just steps away, with on-site options like Chairman's Steakhouse, Analog Coffee, and Chopped Leaf. Situated just moments from Mahogany Lake's sandy beach, scenic parks, and various local conveniences, including a liquor store, dental services, and more. Condo fees include heat and water, making for an affordable, low-maintenance lifestyle. Don't miss this rare opportunity to own in Westman Village—a vibrant, amenity-rich community designed for luxury

and convenience. Book your private showing today.