



**GRASSROOTS**  
REALTY GROUP

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403, 122 Mahogany Centre SE  
Calgary, Alberta

MLS # A2272614



**\$405,000**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	566 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Guest, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil, Electric, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 515
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan		

**Inclusions:** Call Seller Directly

Click brochure link for more details\*\* Welcome to Westman Village in the heart of Mahogany, Calgary’s premier lake community. This spotless, move in ready, one bedroom plus den/office, 566 square foot condo enjoys central air conditioning, southwest views off a good-sized deck, a titled underground parking stall and access to unparalleled amenities. There is truly nothing else like this complex in the city. Take advantage of Westman Village’s unmatched amenities: an indoor pool with waterslide, hot tub and steam shower, state-of-the-art fitness centre, wine cellar, golf simulator, theatre room, demonstration kitchen, woodshop, library, gymnasium (basketball, badminton, pickleball), art/pottery studio, indoor walking track, games room and roof top bar! There is also an on-site concierge, 24-hour security, car wash and a calendar of events for you to take part in. The village main street offers a wide variety of shops and services including Diner Deluxe, The Mash Craft Beer and Pizza, Pie Junkie, Analog Coffee, Chopped Leaf, Marble Slab and much more. Some photos may be virtually staged.