



**GRASSROOTS**  
REALTY GROUP

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501, 122 Mahogany Centre SE  
Calgary, Alberta

MLS # A2291840



**\$734,900**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,062 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Electric Gate, Heated Garage, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil, High Efficiency, Exhaust Fan, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt/Gravel	<b>Condo Fee:</b>	\$ 946
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to the highly sought-after, always in-demand resort-style living in beautiful Westman Village. The all-ages condo is ideally situated on the shores of Mahogany Lake with extensive walking paths, sandy beaches, and 4 seasons of activities! This bright, beautiful, and nicely upgraded 5th-floor corner suite is built to Jayman's high standard and finish level and is located in Calligraphy 1 with sunny SW views. It features three bedrooms, with the Primary Suite showcasing a full ensuite with a large walk-in oversized shower. The 3rd bedroom is perfect for family & guests or can be creatively used as a home office, providing abundant west-facing light throughout the day. The expansive main living area on the corner offers ample floor-to-ceiling windows, allowing you to fully appreciate the elevation, inviting the outside in & the stunning bright colour palette highlights your upgraded appliances, elegant stone counter & stylish d&eacute;cor. In-suite laundry, spacious foyer, and upgraded pantry included. In addition, other bonus features include a covered 22 x 6 balcony with a gas line, a TITLED underground parking stall, custom California closets and storage throughout. This Jayman BUILT community with the best location, directly adjacent to Calgary's largest lake, the last of its kind, an award-winning community of Mahogany & only resort community on a lake. Impressive landscaping matches the picturesque views from your future backyard, with fountains, park benches, bridges, pathways & raised planters. The 40,000sf amenity center speaks for itself. Activities are available for all interests & hobbies. Including a swimming pool w/a 2 story water slide, golf simulator, fitness centre, movie theatre & so much more! 24-hour, 7-day a week security & concierge service. All homes include exceptional specifications, such as solar panels on every building,

forced air, heat, and air conditioning, triple-pane windows, Vancouver-inspired architecture with oversized covered balconies, and Hardie board siding with extensive brick & stone masonry. Truly a one-of-a-kind experience, join the select few who will call CALLIGRAPHY their home. Winter eliminated-1292 underground parking stalls-not just for our residents but also their guests & visitors with extensive pedestrian +15 skywalks & underground passageways. 200 visitor parking stalls located in the heated, underground parkade. 10 short-term stay hotel suites, 4 indoor electric dual car chargers, 3 restaurants, Alvin's Jazz Club (casual-upscale jazz bar), Chairman's Steakhouse, our highest amenity & Diner Deluxe. Plus, Analog Coffee, Chopped Leaf, Village Medical, Mahogany Village Dental, Sphere Optometry, Moderna Cannabis, MASH Eats, Marble Slab, Dolphin Dry Cleaners, 5 Vines & Mode Fitness Studio, Pie Junkie, a day care & a medical spa. Amazing \$8 Million spent on the surface & landscaping: 596 Trees, 8019 shrubs, 1940 grasses, 4292 perennials, 10 fountains onsite... Nothing Compares!