



**GRASSROOTS**  
REALTY GROUP

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212, 12 Mahogany Path SE  
Calgary, Alberta

MLS # A2300482



**\$675,000**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	982 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 799
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Stucco	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Chandelier, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** Murphy Bed, TV Mount in Primary Bedroom, All permanently installed light fixtures.

**\*\*ADULT LIVING - WALKER/WHEELCHAIR ACCESSIBLE \*\*** Welcome to resort-style living in Westman Village, located in Calgary's sought-after lakeside community of Mahogany. This pristine, nearly 1,000 sq. ft. 2-bedroom, 2-bathroom condo in the exclusive 55+ building offers a bright, open-concept layout with full wheelchair accessibility, including wide hallways and mobility-friendly bathrooms. The modern kitchen features quartz countertops, multiple deep drawers, an appliance garage, high-end stainless steel appliances, and an eat-up island, flowing seamlessly into the living and dining areas. The spacious primary bedroom includes a walk-in closet and a 3-piece ensuite, while the second bedroom—complete with a Murphy bed—is ideal for guests, a TV room, or a home office. Elegantly appointed with custom light fixtures and draperies, this immaculate home is waiting for you. Additional highlights include air conditioning, a large laundry room, ample in-unit storage, titled secure, underground parking (additional stalls are available for purchase), and a storage locker. Enjoy the beautiful sunrise and views of Mahogany Lake. A perfect place to "people watch" as they walk along the pathways, enjoying nature. The large balcony provides plenty of private outdoor living space. The orientation of this unit means you aren't baking in the sun, but still enjoy an abundance of natural light. You can access the Westman Village Centre without going outside (this home is on the same floor as the +15 walkway to the amenities building), where you can purchase pre-made dinners if you don't want to cook, your morning coffee, and other snacks, while enjoying the vast amenities that come with living here. Residents have access to the 40,000 sq. ft. Village Centre via +15, offering an indoor pool, fitness

centre, walking track, theatre, golf simulator, and more. Concierge service and 24/7 security provide added peace of mind. You are only steps to Mahogany Lake, Beach Club, walking paths along the Lake, shops, and nearby amenities. There is no other complex in the city that compares to Westman Village!