



**GRASSROOTS**  
REALTY GROUP

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307, 12 Mahogany Path SE  
Calgary, Alberta

MLS # A2306598



**\$975,000**

|                  |  |               |                  |
|------------------|--|---------------|------------------|
| <b>Division:</b> | Mahogany   |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)                               |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit                                      |               |                  |
| <b>Size:</b>     | 1,322 sq.ft.   | <b>Age:</b>   | 2018 (8 yrs old) |
| <b>Beds:</b>     | 2  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Public Electric Vehicle Charging Station(s), Titled, Underground |               |                  |
| <b>Lot Size:</b> | -  |               |                  |
| <b>Lot Feat:</b> | -  |               |                  |

|                    |  |                   |          |
|--------------------|--|-------------------|----------|
| <b>Heating:</b>    | Forced Air, Natural Gas                      | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Vinyl  | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | -  | <b>Condo Fee:</b> | \$ 1,077 |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Composite Siding, Stone, Wood Frame          | <b>Zoning:</b>    | DC       |
| <b>Foundation:</b> | -  | <b>Utilities:</b> | -        |
| <b>Features:</b>   | Kitchen Island, Quartz Counters, See Remarks |                   |          |

**Inclusions:** None

Welcome to the Odyssey - in Westman Village. Available for immediate possession, this lovely 1322 sqft 2 bedroom, 2 full bathroom property on the 3rd floor is a real stunner. As you enter the home you are greeted with a bright open plan that is flooded with natural light from the expansive windows, and light color scheme. A large eat-in kitchen with quartz counters, stainless steel appliances, and island with seating. As you move into the living room and dining area you really notice the windows, and the full-width balcony that is 24 feet wide by 7.5 feet deep. The master bedroom and spare bedrooms are well laid out, and easy to furnish. Both have walk-in closets, and the master has its own ensuite. Two titled underground parking stalls are included as well. This 55+ Adult-only community has unmatched amenities available to its residents. When viewing allow yourself plenty of time to explore the many amazing amenities available to you in Westman Village.