



203, 122 Mahogany Centre SE
Calgary, Alberta

MLS # A2306956



\$389,000

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|------------------|------------------------------------|---------------|------------------|
| Division: | Mahogany | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 570 sq.ft. | Age: | 2018 (8 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Parkade, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---|-------------------|--------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 530 |
| Basement: | - | LLD: | - |
| Exterior: | Composite Siding, Concrete, Stone, Wood Frame | Zoning: | DC |
| Foundation: | - | Utilities: | - |
| Features: | Kitchen Island, No Animal Home, Open Floorplan, Quartz Counters | | |

Inclusions: Built in Bed frame, Office Wall fixture, TV wall mount, living room storage container, Kitchen Table set, Red Bar Stools, bathroom cabinet, Mirror in Den

* Former show suite * South facing Courtyard View * Furniture included * 5-star resort and lifestyle * This gorgeous show home property carries a bright & modern floor plan featuring a spacious master retreat, large den (perfect space to work from home) and a full 4-piece bath. Numerous custom feature walls have been added to offer elegance and a uniqueness that goes unmatched. The stunning kitchen is upgraded quartz countertops, high end SS appliances, gorgeous white on white cabinets and backsplash all flowing seamlessly into the open-concept generously-sized living & dining area. Off the main space is cozy covered balcony with lights and greenery, a natural gas hookup and a beautiful south courtyard view. Large windows flood this space with natural light, custom built-ins, large kitchen and included storage units make ample room for all of your belongings. The underground parking makes life convenient and safe for you and your vehicle. The building offers leasable storage lockers for roughly 90\$ per month. Owner is leaving the province so the majority of the furniture is available as well. Now onto the truly amazing amenities offered to owners at Westman Village; a fitness center, a salt water pool w/water slide, an indoor walking track, 24/7 concierge service, a car wash, a pet wash, a golf simulator, a woodworking shop, playgrounds, a library, a games room and a movie theatre and not to mentioned the ever so appreciated Mahogany Lake access!! Outstanding array of shops mere steps away from your front door like JC Salon Spa, groceries, pharmacy, Analog Coffee, Pie Junkie & gourmet dining at Chairman's Steakhouse! This incredible unit and its 5-star lifestyle is located in the award-winning community of Mahogany just minutes from Deerfoot and Stoney Trail!