



**303, 2231 Mahogany Boulevard SE
Calgary, Alberta**

MLS # A2306975



\$749,800

Division:	Mahogany		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	960 sq.ft.	Age:	2018 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, In Garage Electric Vehicle Charging Station(s), Parkade, Sec		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 843
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-

Features: Built-in Features, Elevator, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recreation Facilities, Sauna, Steam Room, Vinyl Windows, Walk-In Closet(s)

Inclusions: none

Welcome to a boutique style, resort living at Westman Village on Mahogany Lake. This bright layout in the Calligraphy building is first time available on the market !! It offers 2 bedrooms, 2 bathrooms, spacious office with huge windows, and on of the biggest balconies in the building ! The former show suite updates add character in this well-appointed unit. The living/dining room combination has west facing windows to allow the sun to shine in. The kitchen features stainless steel appliances and a breakfast bar. The primary bedroom accommodates a king-sized bed, and it has two closets and a 3-piece ensuite with a walk-in shower. The second bedroom is located at the other end of the unit and is great space for an additional sleeping. There is a 4-piece main bathroom adjacent to the second bedroom. The office features massive windows that bring in the west sun in the afternoon. Sliding doors off the dining room lead to a two area, west-facing, covered patio. The unit has additional storage with a pantry and a laundry area. This unit also has an underground titled parking stall that fits a full height truck or large SUV. Now let's talk about the 40,000SF Village Centre and its many amenities, it is a must see, ask the concierge for your tour. In the amenity centre, you will be able to enjoy the lane pool, activity pool, hot tub, steam room, exercise room, full gymnasium, theatre, industrial kitchen, virtual golf, party room, billiards and darts, craft room, woodworking shop, library, green thumb room, walking track, wine room, fire pit, playground, car wash, dog wash and there are electric vehicle charging stations. Also located in the complex are your favourite retailers, award winning Chairman's Steakhouse and Alvin's Jazz Club, more restaurants, amenities. A 5-minute walk to Sobeys and more shops. The complex is located on Mahogany

Lake with its unique pathways. You will be able to enjoy the Mahogany Beach Club and all it has to offer.