



**GRASSROOTS**  
REALTY GROUP

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504, 122 Mahogany Centre SE  
Calgary, Alberta

MLS # A2311269



**\$439,000**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	652 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Additional Parking, Electric Gate, Garage Door Opener, Guest, Heated Garage		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Close to Clubhouse, Low Maintenance Landscaping		

<b>Heating:</b>	Fan Coil, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	\$ 600
<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, Built-in Features, Closet Organizers, High Ceilings, Open Floorplan, Recreation Facilities, Stone Counters, Track Lighting, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	TV		

Discover this beautiful 2 BEDROOM, 1 BATH, LAKE VIEW + BALCONY, INDOOR PARKING! The fifth floor home offers unique views above the impressive central courtyard and water feature with a seasonal fountain. Expansive views facing the Lake! Very clean, never rented, and always lovingly maintained. Upgrades include stainless steel appliances (newer appliances - Induction cooktop stove), LVP flooring, and tile floors, Carpets in bedrooms, a stainless steel undermount sink, 1 titled parking stall, storage in the storage room with a private locker, bedroom(s) views of the courtyard/lake, and so much more! WESTMAN VILLAGE RESORT LIVING - Impressive landscaping matches the picturesque views from your future backyard, with fountains, park benches, bridges, pathways & raised planters. 40,000 sf amenity centre speaks for itself. Activities are available for all interests & hobbies. Including a swimming pool with a 2-story water slide, a golf simulator, a fitness center, a movie theatre & so much more... 24-hour, 7-day-a-week security & concierge service. Your new home features an open floor plan that enhances your lifestyle with Jayman Core Performance & beautiful Fit and Finish. This home features exceptional specifications, including solar panels on every building, forced-air heat/AC, 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 1,292 underground parking stalls- not just for our residents but also their guests & visitors with extensive pedestrian +15 skywalks & underground passageways&mdash;200 visitor parking stalls located in the heated, underground parkade. There are 10 short-term-stay hotel suites, electric dual-car chargers, 3

restaurants, the famous Alvin's Restaurant (casual-upscale jazz bar), Chairman's Steakhouse, Alvin's Jazz club & Diner Deluxe. Plus, Analog Coffee, Chopped Leaf, Village Medical, Mahogany Village Dental, Sphere Optometry, Active Sports Therapy, JC Spa, PHI Medical Aesthetics, Moderna Cannabis, MASH Eats, Marble Slab, Dolphin Dry Cleaners, 5 Vines & Mode Fitness Studio, plus Pie Junkie and a daycare. Outstanding \$8 Million on the surface & landscaping: 596 Trees, 8019 shrubs, 1940 grasses, 4292 perennials, 10 fountains onsite! Experience the fantastic community and 5-star resort-style living where every day feels like a vacation! Welcome Home!