



**GRASSROOTS**  
REALTY GROUP

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**618, 122 Mahogany Centre SE  
Calgary, Alberta**

**MLS # A2312628**



**\$474,000**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	639 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Enclosed, Heated Garage, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 600
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** Window coverings and curtains

If you want to live somewhere that genuinely has it all, this place was built for you. Positioned on the highly coveted top floor, this immaculate home features a brilliant, split-bedroom layout (bedrooms on opposite sides of the unit for maximum privacy), sleek quartz countertops, and a kitchen setup that will have you cooking like an absolute pro. Don't think you can cook like a pro? No problem. You can just head downstairs to the professional culinary demonstration classes taught right inside your own building. This is just one of the MANY perks here. Speaking of which, let's see if you can read all of these amenities in a single breath. Ready? Go: A massive 40,000-square-foot Village Centre, 24/7 concierge and security, a saltwater swimming pool with a two-story water slide, a hot tub, steam rooms, a state-of-the-art fitness center, private fitness class options, an indoor walking track, a full-sized gymnasium, pickleball, basketball, volleyball, virtual golf simulator, pool tables, private movie theatre, wine-tasting vault, arts and crafts studio, woodworking shop, library, car wash, pet wash, access to Calgary's largest private lake, fishing, paddle boarding, Ice skating in the winter, playgrounds, heated underground visitor parking stalls and an indoor network of +15 skywalks so you can avoid winter. Phew. Did you make it? Take a breath. Step out onto your private covered balcony to take in elevated views of the beach and the water, or take a stroll and explore all the established retail shops and services. You are seconds from gourmet dining at Chairman's Steakhouse, live music at Alvin's Jazz Club, breakfast at Diner Deluxe, and daily stops at Analog Coffee, Pie Junkie, and 5 Vines to name a few. This top-floor retreat also includes titled underground parking! Why plan a vacation when your everyday life looks like this? Come see it before

someone else claims your spot.