



603, 2231 Mahogany Boulevard SE
Calgary, Alberta

MLS # A2321117



\$795,000

Division:	Mahogany		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	958 sq.ft.	Age:	2018 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 883
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: none

Rare opportunity to own a top-floor residence in Calligraphy III, one of the most desirable buildings in Westman Village. This sixth-floor unit is one of only six residences on the floor, offering exceptional privacy and a quiet living environment. One of the quietest floors in the entire Westman Village complex. Top-floor location with no neighbors above. Expansive west-facing balcony with beautiful mountain and city views. Two spacious bedrooms plus a separate den/home office. Large U-shaped kitchen with abundant counter space and upgraded cabinetry. Premium kitchen upgrades, including a built-in oven, cooktop, and microwave. TWO titled underground parking stalls, each valued at approximately \$35,000 according to current tax assessments. This bright and spacious layout is being offered for sale for the first time. Featuring 2 bedrooms, 2 bathrooms, and a dedicated den/office, the home is designed to maximize comfort and natural light. Large west-facing windows fill the living and dining areas with sunshine throughout the day, creating a warm and inviting atmosphere. The kitchen is equipped with stainless steel appliances, a breakfast bar, extensive cabinetry, and generous workspace for cooking and entertaining. The primary bedroom easily accommodates a king-sized bed and features two closets along with a private 3-piece ensuite complete with a walk-in shower. Situated on the opposite side of the unit, the second bedroom offers excellent privacy and comfortably fits a queen-sized bed. A full 4-piece bathroom is conveniently located nearby. The den/home office features oversized windows that capture the afternoon sun, making it an ideal workspace. Sliding patio doors from the dining area open onto an extra-long, covered west-facing balcony where you can enjoy stunning sunsets, mountain views, and city vistas. Additional storage is provided through a

pantry and dedicated laundry area. The two titled underground parking stalls can accommodate full-size trucks or large SUVs, a rare and valuable feature. Westman Village offers an unparalleled lifestyle centered around its impressive 40,000-square-foot Village Centre. Residents enjoy access to an extensive collection of amenities, including: Indoor lane pool and activity pool, Hot tub and steam room, Fitness centre and full gymnasium, Movie theatre, Virtual golf simulator, Party room, Billiards and darts, lounge, Craft room and woodworking shop, Library, Green Thumb gardening room, Indoor walking track, Wine room, Outdoor fire pit and playground, Car wash and dog wash stations, Electric vehicle charging stations. The community is also home to popular retailers, the award-winning Chairman's Steakhouse, Alvin's Jazz Club, and additional dining and service options. Sobeys and other shopping amenities are just a short five-minute walk away. Located on the shores of Mahogany Lake, residents enjoy scenic pathways, lakeside living, and access to the Mahogany Beach Club and all of its year-round recreational amenities.