



GRASSROOTS
REALTY GROUP

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412, 122 Mahogany Centre SE
Calgary, Alberta

MLS # A2347642



\$489,900

Division:	Mahogany		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	777 sq.ft.	Age:	2018 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 706
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Stone, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: Electric Fireplace

Overlooking the West end of Mahogany Lake and the Courtyard, a fourth-floor, two-bedroom, two-bath residence at Westman Village, recently repainted throughout, with nine-foot ceilings, central air, an oversized private balcony with a gas line overlooking the courtyard and the west end of Mahogany Lake, titled underground parking beside the elevator, a storage locker, and access to one of the most complete amenity buildings in Calgary. Nine-foot ceilings and windows scaled to match them mean this space is bright at eight in the morning and still bright at seven in the evening — an open plan that feels generous rather than merely open. Freshly painted throughout, so there is nothing to do but move in. The kitchen is built for people who use one. A granite Peninsula and room for dining, stainless appliances, soft-close drawers and cupboards throughout. Then the balcony, which is the real argument for this unit. Oversized, private, gas line already run, and looking out over the courtyard to the western edge of Mahogany Lake. It's where the summer happens. The primary suite gives you a walk-in closet and an ensuite with an oversized shower. The second bedroom is genuinely a second bedroom — full-size, with its own access to that balcony. A four-piece bath and a dedicated laundry room round it out. Then there is everything Westman Village gives you access to. Indoor pool with a water slide. Hot tub, steam room, fitness centre. A pickleball court. A movie theatre, an industrial kitchen, billiards and darts, an art room, a woodworking shop, and a private wine room for tastings. The heated parkade has a car wash, a dog wash, and EV charging. At ground level: everyday services, shops, and Chairman's Steakhouse, Chopped Leaf, Diner Deluxe and Analog Coffee — a ninety-second walk from your door. Deerfoot and Stoney are

minutes away. This is the kind of address where you stop driving across the city for the things you enjoy, because they're already here
— and there's a lake at the end of the walk.