

508, 122 Mahogany Centre SE  
Calgary, Alberta

MLS # A2226597



# \$373,000

|                  |                                                                          |               |                  |
|------------------|--------------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Mahogany                                                                 |               |                  |
| <b>Type:</b>     | Residential/High Rise (5+ stories)                                       |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit                                              |               |                  |
| <b>Size:</b>     | 490 sq.ft.                                                               | <b>Age:</b>   | 2018 (7 yrs old) |
| <b>Beds:</b>     | 1                                                                        | <b>Baths:</b> | 1                |
| <b>Garage:</b>   | Garage Door Opener, Heated Driveway, Heated Garage, In Garage Electric V |               |                  |
| <b>Lot Size:</b> | -                                                                        |               |                  |
| <b>Lot Feat:</b> | -                                                                        |               |                  |

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|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Exhaust Fan, Forced Air, Natural Gas                                                                                                                                                             | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Laminate                                                                                                                                                                                         | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Mixed                                                                                                                                                                                            | <b>Condo Fee:</b> | \$ 464 |
| <b>Basement:</b>   | -                                                                                                                                                                                                | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Composite Siding, Wood Frame                                                                                                                                                                     | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | -                                                                                                                                                                                                | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Stone Counters, Storage, Track Lighting, Walk-In Closet(s) |                   |        |
| <b>Inclusions:</b> | N/A                                                                                                                                                                                              |                   |        |

For the savvy buyer who values both luxury and lifestyle, this exceptional one-bedroom, one-bathroom home at Westman Village delivers on every front! Perched on the fifth floor, this home offers breathtaking, unobstructed views of Mahogany Lake—a truly rare vantage point that captures the essence of resort-style living right from your private balcony. From the interior courtyard to the sparkling water and city skyline beyond, the views are simply mesmerizing, especially at sunrise and dusk. Inside, you’ll find a refined kitchen with a classic cabinet palette, stainless steel appliances including a flat-top stove and hood fan, a custom microwave shelf, and striking polar white quartz countertops. The seamless layout is complemented by air conditioning, in-suite laundry and storage, and a heated, titled underground parking stall. Whether you’re an executive seeking a polished home base or a discerning visitor wanting independence while close to family, this property checks every box with style and sophistication. This is your chance to own a rare lake-facing unit in one of Calgary’s most dynamic communities—don’t miss it! Step into resort-style living in a master-planned lakefront community where every amenity is designed to enhance your day-to-day. Truly a one-of-a-kind lifestyle experience awaits you at Westman Village. The grounds are just as thoughtfully designed. Impressive landscaping includes tranquil fountains, charming bridges, raised planters, and park benches along beautifully maintained pathways. The views from your suite—and throughout the community—are nothing short of picturesque. Your active lifestyle could start with a walk through the Village Recreation Centre, a warm-up at the Fitness Centre, a few shots on the full-sized basketball court, or a round of virtual golf

before cooling off in the Olympic-sized swimming pool. For families, the second pool with kiddie slides is a hit. Afterward, you might prep snacks in the commercial kitchen to host cooking classes or gourmet evenings with friends, then unwind with a book in the cozy atrium. And there's more: enjoy billiards, darts, or board games in the Games Room, sip a glass of wine or your favourite cocktail at the Rec Centre bar, catch a film in the movie theatre, or take up a new hobby in the fully equipped workshop. Have a birthday or special occasion to celebrate? Book the spacious party room, where there's ample space to enjoy your private gathering in style! Have friends visiting? Book them into one of Westman's guest suites and enjoy dinner at the renowned Chairman's Steakhouse or a night of wine and live jazz at Alvin's Jazz Club. With plenty more restaurants and boutique shops in the Westman complex, everything you need is right here. You'll also find essential services onsite, including medical, dental, optometry, daycare, and a medical spa. From sunrise coffee to sunset jazz, Westman Village is more than a condo—it delivers an unmatched lifestyle!