

# \$399,000 - 407, 122 Mahogany Centre Se, Calgary

MLS® #A2185560

**\$399,000**

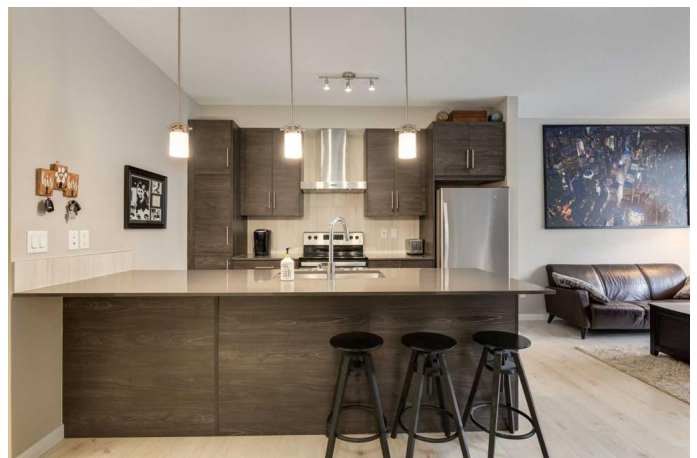
1 Bedroom, 1.00 Bathroom, 600 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

## ABSOLUTELY IMPECCABLE 1 BEDROOM PLUS DEN UNIT IN WESTMAN VILLAGE!

This meticulously maintained 1 bedroom plus den/flex space unit offers an exceptionally functional floor plan and access to an absolute abundance of amenities that make Westman Village one of Calgary's premier lake communities. As you enter the unit you will be impressed by its contemporary finishings and attention to detail throughout that make this property feel like a show suite. The sleek design of the kitchen integrates well with the open concept, creating a seamless flow for entertaining and everyday living. The kitchen features quartz countertops, designer flat panel cabinetry, a large breakfast bar, and stainless-steel appliances. The layout is complete with a versatile den/flex space (that can be transformed into a home office, study, or even a guest room), a comfortable and bright main living room, a primary bedroom big enough for a king-sized bed with a full-length closet, a well-appointed 4-piece bathroom, and a spacious in-suite laundry and storage room. The sunny south-facing private balcony provides the perfect setting for sipping your morning coffee or unwinding with a glass of wine in the evening. Additional features include air conditioning in the unit and 1 underground-titled parking stall (C1-0749 on P2). Westman Village is an exceptional community that offers an unparalleled living experience. Nestled along the picturesque shores of Mahogany Lake, this



master-planned development sets a new standard for luxurious and convenient living. The centerpiece of the 40,000 sq.ft Village Centre is a state-of-the-art facility that caters to the diverse needs and interests of all residents. Inside, you'll find a world-class fitness center with cutting-edge equipment, full-size gymnasium, swimming pool with a 2-story water slide and hot tub, social/games room, golf simulator, demonstration kitchen, fully equipped workshop, wine tasting room, library, indoor walking track and natural garden space, dedicated craft room with a kiln, and so much more. The complex also offers 24-hour, 7-day a week security & concierge, 200 visitor parking stalls, EV dual car chargers, extensive pedestrian +15 skywalks & underground connections between buildings, short-term stay suites, numerous landscaped courtyards, a playground and the ever-popular Alvin's Jazz Club and Chairman's Steakhouse. The village main street offers a wide variety of shops and services including Diner Deluxe, The Mash Craft Beer & Pizza, Pie Junkie, Analog Coffee, Chopped Leaf, Marble Slab, medical, dental and optometry offices, Moderna Cannabis, 5 Vines Wine, Beer & Spirits, a fitness studio, day care & more. Welcome to your new home!

Built in 2018

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2185560    |
| Price          | \$399,000   |
| Bedrooms       | 1           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 600         |
| Acres          | 0.00        |
| Year Built     | 2018        |
| Type           | Residential |

|          |           |
|----------|-----------|
| Sub-Type | Apartment |
| Style    | Apartment |
| Status   | Active    |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 407, 122 Mahogany Centre Se |
| Subdivision | Mahogany                    |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3M 2Y1                     |

### Amenities

|                |                                                                                                                                                                                                                           |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Beach Access, Playground, Recreation Facilities, Car Wash, Elevator(s), Fitness Center, Game Court Interior, Guest Suite, Indoor Pool, Parking, Park, Party Room, Recreation Room, Spa/Hot Tub, Visitor Parking, Workshop |
| Parking Spaces | 1                                                                                                                                                                                                                         |
| Parking        | Underground                                                                                                                                                                                                               |

### Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | High Ceilings                                                       |
| Appliances        | Dishwasher, Electric Range, Refrigerator, Dryer, Range Hood, Washer |
| Heating           | Forced Air                                                          |
| Cooling           | Central Air                                                         |
| # of Stories      | 6                                                                   |

### Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Courtyard, Dog Run, Fire Pit        |
| Construction      | Wood Frame, Composite Siding, Stone |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 159              |
| Zoning         | DC               |
| HOA Fees       | 437              |
| HOA Fees Freq. | ANN              |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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