

**403, 122 Mahogany Centre SE
Calgary, Alberta**

MLS # A2313708



\$375,000

Division:	Mahogany		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	574 sq.ft.	Age:	2018 (8 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 515
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Stone, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Open Floorplan, Quartz Counters		

Inclusions: N/A

Welcome to Westman Village in the award-winning lake community of Mahogany—where everyday living feels more like a year-round vacation. Offering an incredible opportunity for affordable ownership within one of Calgary’s most sought-after resort-style communities, this beautifully designed 1-bedroom plus spacious den condo blends modern comfort, thoughtful design, and an unmatched lifestyle all in one remarkable setting. From the moment you step inside, the gorgeous warm-toned laminate flooring and stunning bright white colour palette create an inviting sense of openness and light throughout the home. The beautifully appointed kitchen is both stylish and functional featuring timeless shaker-style cabinetry, sleek stainless steel appliances, pot drawers, classic subway tile backsplash, designer hood fan, and beautiful quartz countertops. The generous extended island with elegant pendant lighting offers the perfect place for casual dining and entertaining while still allowing space for a quaint dining area. The spacious living room seamlessly extends through sliding French doors onto the sizeable balcony overlooking Main Street below—offering wonderful energy and connectivity while frosted glass detailing provides added privacy for relaxing outdoors. The primary bedroom is bright and inviting with its oversized feature window and thoughtfully designed closet with sliding doors for efficient use of space. A large den framed with pocket doors offers incredible flexibility for a home office, guest retreat, creative space, or potential second bedroom. Completing the home is a full bathroom along with a generous laundry and storage room with convenient in-suite laundry. Beyond the home itself lies the true magic of Westman Village—a one-of-a-kind 40,000 sq ft amenity centre designed to make every day feel extraordinary. Enjoy

resort-inspired living with a saltwater pool, hot tub, steam room, state-of-the-art fitness centre, indoor walking track, golf simulator, woodworking shop, art studio, games room, chef's kitchen, library, and the incredible wine vault. Step outside and enjoy walkable access to Chairman's Steakhouse, Alvin's Jazz Club, boutique shops, dining, cafe's, and everyday conveniences—all while embracing Mahogany's renowned four-season lake lifestyle with beaches, pathways, skating, and endless recreation. Complete with underground parking so you never have to face the elements, this is urban-suburban living at its finest—where luxury, convenience, and community all come together beautifully.