

**106, 2231 Mahogany Boulevard SE  
Calgary, Alberta**

**MLS # A2316589**



**\$385,000**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Mahogany                           |               |                  |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 532 sq.ft.                         | <b>Age:</b>   | 2018 (8 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                |
| <b>Garage:</b>   | Parkade                            |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | Baseboard   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Vinyl   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -   | <b>Condo Fee:</b> | \$ 499 |
| <b>Basement:</b>   | -   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete  | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | -   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Closet Organizers, Elevator, Granite Counters, No Animal Home, No Smoking Home, Separate Entrance |                   |        |

**Inclusions:** N/A

Experience Modern Comfort in the Heart of Westman Village. Step into a world of convenience and resort style living with this beautifully designed one-bedroom, one-bathroom apartment with a den on the main floor of the prestigious Westman Village. Located in the highly sought-after community of Mahogany. This thoughtfully laid-out home features an open-concept floor plan that maximizes space and natural light. The kitchen is equipped with sleek stainless steel appliances, ample storage, and a functional layout perfect for both everyday meals and entertaining guests. With your ground floor patio, your very own private entrance is only steps away from the beautiful courtyard. The den offers additional living space or the perfect spot for your home office. Enjoy year-round comfort with central air-conditioning, a spacious bedroom, and a contemporary bathroom designed for relaxation. The cozy living area offers the ideal space to unwind after a busy day, while the large windows provide a seamless connection to the surrounding community. Living at Westman Village means access to an impressive array of over 40,000 square feet of amenities designed to enhance your lifestyle. Stay active in the fitness centre, take a splash in the indoor pool with waterslide, or hone your skills in the full-sized golf simulator. For those with creative pursuits, there's a woodworking shop, art room, and communal kitchen where you can even join cooking classes. Other incredible features include a billiard room, party room, wine vault, full gymnasium, indoor garden, library, meeting room, private theatre and more. In addition, the property offers a secure underground parkade, car wash bay, stunning water features, and a range of dining options like Chairman's Steakhouse, Analog Coffee, and Chopped Leaf. With full concierge service and right next to Mahogany

Lake's sandy beach, parks, and local conveniences—including a liquor store, cannabis dispensary, dental services, and more—everything you need is right at your doorstep. This incredible unit also comes with condo fees covering heat and water, making it an affordable and worry-free living option. Whether you're relaxing at home or exploring all the amenities, this property offers the perfect balance of luxury, comfort, and convenience.