

**108, 2231 Mahogany Boulevard SE**  
**Calgary, Alberta**

**MLS # A2203634**



**\$359,888**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	470 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 430
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Closet Organizers, Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters

**Inclusions:** None

Welcome to resort-style living in the heart of Westman Village, located in the highly sought-after community of Mahogany. This beautifully designed main-floor condo offers 1 bedroom and 1 full bathroom. Step inside to an open-concept layout that maximizes space and natural light. The modern kitchen features sleek stainless steel appliances, ample cabinetry, and a functional design, making meal prep and entertaining a breeze. The bright and inviting living area flows seamlessly to your private ground-floor patio, offering direct access to the beautifully landscaped courtyard. Enjoy the view from your private balcony that faces the fountain, creating a serene and picturesque setting. The spacious bedroom is a tranquil retreat, while the contemporary bathroom provides a spa-like feel. Plus, enjoy year-round comfort with central air conditioning. As a resident of Westman Village, you'll enjoy access to over 40,000 sq. ft. of exclusive amenities, including a fitness Centre & Indoor Pool with a waterslide, a Full-Sized Golf Simulator, a Woodworking Shop, an Art Room & Communal Kitchen with cooking classes, Billiard Room, Private Theatre, Wine Vault & Library, Party Room, Indoor Garden & Full Gymnasium. This property also includes a secure underground parkade with a car wash bay, concierge service, and stunning water features. Dining and entertainment are just steps away, with on-site options like Chairman's Steakhouse, Analog Coffee, and Chopped Leaf. Situated just moments from Mahogany Lake's sandy beach, scenic parks, and various local conveniences, including a liquor store, dental services, and more. Condo fees include heat and water, making for an affordable, low-maintenance lifestyle. Don't miss this rare opportunity to own in Westman Village—a vibrant, amenity-rich community designed for luxury

and convenience. Book your private showing today.