

402, 122 Mahogany Centre SE  
Calgary, Alberta

MLS # A2162494

## \$789,000



<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	1,049 sq.ft.	<b>Age:</b>	2018 (6 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Off Street, Parkade, Titled		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane, See Remarks	<b>Condo Fee:</b>	\$ 919
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings		

**Inclusions:** N/A

WESTMAN VILLAGE - Resort Living on Mahogany Lake. REMODELED BY CALIFORNIA CLOSETS / CITY VIEWS / CORNER MODEL / PROFESSIONALLY DECORATED / 2 TITLED PARKING STALLS / Great location in Calligraphy 1 building end unit with sunny North West views. RARE: Dual Supersized covered Balconies-Over 230SF-4th floor/2 bedroom/Den or Office/2 bathroom home. Builder square footage - 1121 SQFT. The current home owner took an already stunning home with Jayman BUILT's acclaimed Fit & Finish and elevated it to OUTSTANDING! Investing well over \$100k+ he brought an interior designer in to create a space created for the most discerning of buyers. Every corner of this home has been touched with the sophistication of a high end hotel experience. Commencing with a front entrance keyless entry inviting you in to discover brand new upgraded Luxury Vinyl Plank flooring throughout complimented with beautiful neutral wallpaper and refreshed Benjamin Moore Paint throughout. The California Closet golden touches begin immediately as you notice the upgraded front entrance closet as you enter. The effortless laundry space just past the foyer boasts a new LG Tower washer and dryer along with a built-in cabinet with clothing hamper located close by. Stepping into the amazing kitchen area, you will feel like you have stepped into a designer magazine with the Subzero built-in fridge with panel front seamlessly matching the upgraded cabinets. Enjoy the new WOLF range and WOLF microwave as well as the Cove Dishwasher, also featuring a paneled front. The living room has always been a major star within this floor plan with soaring ceilings and an abundance of windows framing in the view of downtown Calgary. Always a pleasure to sit back and relax inviting the outside in while feeling you are inner city while in an urban environment. The

Den, just off of the Great Room has been given a lovely make over with a wall of built-ins giving your home office an executive feel and two private decks give you two choices of exposure depending on your mood. There are two spacious bedrooms that have had both closets remastered maximizing space with the Primary Suite featuring the space for a King comfortably with your very own private en suite. Jayman BUILT's Westman Village is truly a one of a kind community with an abundance of shops, restaurants and amenities to suit every life style. The 40,000+square foot amenity centre has everyone at "hello" and will have your returning on the daily. A quick work out, a relaxing steam, a few laps in the pool, a nutritious smoothy or a light snack from the market place. Or a friendly hello from the 24 hour privacy team who will know you by name, the concierge who will assist in making your life easier and a place you can safely pick up the many Amazon packages we all know we order. All this capped off with TWO UNDERGROUND TITLED PARKING STALLS that you can get to without even stepping a foot outside with the numerous elevators and underground walk way. Enjoy your elevated lifestyle