

105, 2231 Mahogany Boulevard SE
Calgary, Alberta

MLS # A2177408



\$425,000

Division:	Mahogany		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	567 sq.ft.	Age:	2018 (6 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 499
Basement:	-	LLD:	-
Exterior:	Brick, ICFs (Insulated Concrete Forms), Mixed	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions: N/A

Welcome to this Ground level, 2 Bedroom, 1 Bathroom condo in WESTMAN VILLAGE in the amazing SE LAKE community of Mahogany ! Lets talk about your life style with ALL the amenities this state of the art condo has to offer, with full Concierge Service and 24/7 on site security, the full sized fitness gym, the full sized indoor pool, Hot tub spa and water slide, the spin classes, the entire second floor of village centre is where you'll find a lot of the amenities, such as the full sized indoor basketball court (and pickle ball), the full sized movie theatre, Party room with pool tables and dart boards, an entertainment kitchen/lounge and a golf simulator ! You also get access to a full kitchen room for cooking classes, or just hosting a good time ! This floor is complete with a 3 season social bar, a library, a "live greenery" sitting room, a board room and a walking path with lap counters to help you get your steps in ! In the basement you have access to a child craft room and a full wood working shop ! in the parkade there is a car wash & a pet wash, with an abundance amount of underground visitor parking ! (but don't worry, its completely separate for the secured owners parking) for the dog lovers, there is a dog run specifically for large dogs and one for small dogs. A portion of the main level is commercial space with shops and businesses, like Analog coffee, Chopped leaf, Pie Junkie, Marble Slab, Dentists, Optometrist, Medical, and so much more ! This is also the home of the famous "Chairmans Steak House". This complex is a one of a kind ! This unit welcomes you with LVP throughout, with quartz counters and stainless steel appliances ! A second bedroom (could be used as a den/office also), in unit Laundry and storage, and a large patio, with a gate, giving you direct access without having to go through the building. You are also directly beside the lake which you get full access

to ! Living in WESTMAN VILLAGE, you would rarely ever have the leave the building ! A MUST SEE to truly appreciate !