

\$449,900 - 504, 122 Mahogany Centre Se, Calgary

MLS® #A2106654

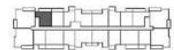
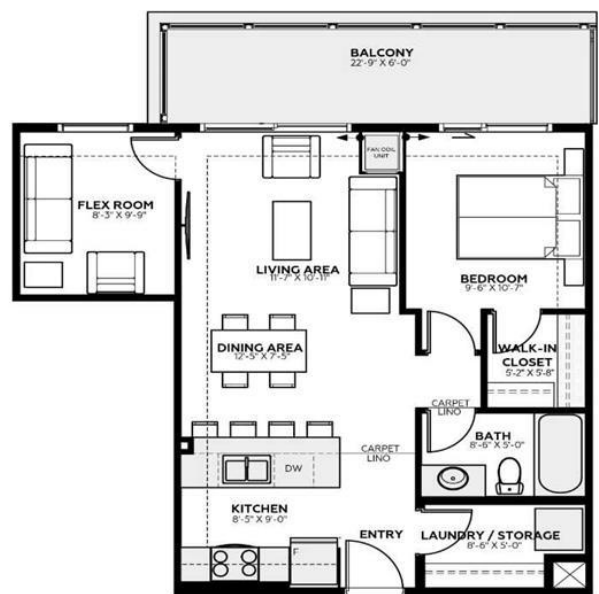
\$449,900

2 Bedroom, 1.00 Bathroom, 652 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

Discover this beautiful 2 BEDROOM, 1 BATH, LAKE VIEW + BALCONY, INDOOR PARKING! The fifth-floor home offers unique views above the impressive central courtyard and water feature with a seasonal fountain. Expansive views facing the Lake! Original owner(s) and custom-designed by the family. Never rented and lovingly maintained. Upgrades include stainless steel appliances, LVP flooring, and tile floors, Carpets in bedrooms, stainless steel under-mount sink, 1 titled parking stall, storage in the storage room with a private locker, bedroom(s) views of the courtyard/lake, and so much more! WESTMAN VILLAGE RESORT LIVING - Check out the video links of the Village Center - all 3 floors! Impressive landscaping matches the picturesque views from your future backyard, with fountains, park benches, bridges, pathways & raised planters. 40,000 sf amenity centre speaks for itself. Activities are available for all interests & hobbies. Including a swimming pool with a 2-story water slide, golf simulator, fitness center, movie theatre & so much more... 24-hour, 7-day-a-week security & concierge service. Your new home features open floor plans maximizing your lifestyle experience with Jayman Core Performance & beautiful Fit and Finish. All homes include exceptional specifications, including solar panels on every building, forced air - heat, triple pane windows, Vancouver-inspired architecture with oversized covered balconies, and hardie board siding with extensive brick &



stone masonry. Truly a one of a kind experience, join the select few who will call Calligraphy their home. Winter eliminated 1,292 underground parking stalls- not just for our residents but also their guests & visitors with extensive pedestrian +15 skywalks & underground passagewaysâ€”200 visitor parking stalls located in the heated, underground parkade. There are 10 short-term stay hotel suites, electric dual car chargers, 3 restaurants, the famous Alvin's Restaurant (casual-upscale jazz bar), Chairmanâ€™s Steakhouse, and our highest amenity & Diner Deluxe. Plus, Analog Coffee, Chopped Leaf, Diner Deluxe, Village Medical, Mahogany Village Dental, Sphere Optometry, Active Sports Therapy, JC Spa, PHI Medical Aesthetics, Moderna Cannabis, MASH Eats, Marble Slab, Dolphin Dry Cleaners, 5 Vines & Mode Fitness Studio, plus Pie Junkie and a daycare. Outstanding \$8 Million on the surface & landscaping: 596 Trees, 8019 shrubs, 1940 grasses, 4292 perennials, 10 fountains onsite! Experience the fantastic community and 5-star resort-style living where every day feels like a vacation! Welcome Home!

Built in 2018

Essential Information

MLS® #	A2106654
Price	\$449,900
Sold Price	\$449,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	652
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Apartment

Style	Apartment
Status	Sold

Community Information

Address	504, 122 Mahogany Centre Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2Y1

Amenities

Amenities	Elevator(s), Fitness Center, Gazebo, Guest Suite, Party Room, Playground, Pool, Recreation Room
Parking Spaces	1
Parking	Additional Parking, Electric Gate, Garage Door Opener, Guest, Heated Garage, In Garage Electric Vehicle Charging Station(s), Oversized, Parkade, Secured, Titled, Underground
Waterfront	Lake Privileges

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Open Floorplan, Recreation Facilities, Stone Counters, Track Lighting, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Fan Coil, Forced Air, Natural Gas
Cooling	None
# of Stories	6

Exterior

Exterior Features	Courtyard, Covered Courtyard, Fire Pit, Lighting, Playground
Lot Description	Backs on to Park/Green Space, Close to Clubhouse, Low Maintenance Landscape, Street Lighting, See Remarks, Views
Roof	Membrane
Construction	Brick, Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 8th, 2024
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Date Sold	April 11th, 2024
Days on Market	63
Zoning	DC
HOA Fees	472.52
HOA Fees Freq.	ANN

Listing Details

Listing Office Jayman Realty Inc.

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