

\$824,900 - 101, 11 Mahogany Circle Se, Calgary

MLS® #A2133835

\$824,900

2 Bedroom, 2.00 Bathroom, 925 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

Welcome to Westman Village, Calgary's™ premier resort-style lakefront community! This exquisite 2-bedroom, 2-bathroom unit boasts SPECTACULAR lake views from every window and is brimming with upgrades. The open floor plan includes a cozy family room, an adjacent dining area, and a chef's™ kitchen equipped with built-in stainless steel appliances, Quartz countertops, and a breakfast bar, making it the heart of the home. The spacious primary suite serves as a tranquil retreat with a private ensuite, a walk-in closet, and breathtaking lake views. The unit also features a second generous bedroom, a 4-piece bathroom, in-suite laundry, and an incredible wrap-around deck. Step outside onto the private deck and soak in the views of Calgary's™ largest lake, surrounded by impressive landscaping with fountains, park benches, bridges, and pathways. Imagine waking up every morning to this stunning scenery in the award-winning community of Mahogany. Beyond your luxurious home, Westman Village offers an extraordinary 40,000-square-foot amenity center. Enjoy two swimming pools with a thrilling two-story water slide, a golf simulator, a fitness center, and an on-site theater. Sports enthusiasts will love the basketball and pickleball courts, while creatives can indulge in the art studio and woodworking shop. With 24-hour concierge and security, you'll™ always feel safe and well-cared for. Invite guests to stay in one of the 10 short-term hotel suites and make use of



the abundant underground parking, including 200 visitor stalls. Discover a vibrant community with dining and shopping options such as Chairman's Steakhouse and Alvin's Jazz Club, all within walking distance.

ADDITIONAL FEATURES: Central Air, Supersized partially covered balcony with private gate and home access, Rich décor with custom wallpaper and upgraded lighting and plumbing fixtures, Solar panels on every building, Forced air heating and triple-pane windows, Vancouver-inspired architecture with oversized balconies, Extensive pedestrian +15 skywalks and underground passageways, Heated underground parkade with 200 visitor parking stalls, 4 electric dual car chargers, Party room, full-sized gym/basketball court & 2 indoor titled parking stalls (side by side). This urban oasis is a rare gem within Calgary.

Don't miss this opportunity to experience unmatched luxury and convenience at Westman Village!

Built in 2018

Essential Information

MLS® #	A2133835
Price	\$824,900
Sold Price	\$800,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	925
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	101, 11 Mahogany Circle Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2Z3

Amenities

Amenities	Elevator(s), Fitness Center, Gazebo, Guest Suite, Party Room, Playground, Pool, Recreation Room
Parking Spaces	2
Parking	Enclosed, Garage Door Opener, Gated, Guest, Heated Garage, Public Electric Vehicle Charging Station(s), Secured, Titled, Underground

Interior

Interior Features	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, High Ceilings, Open Floorplan, Pantry, Separate Entrance, Stone Counters, Storage, Track Lighting, Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fan Coil, Forced Air, Natural Gas
Cooling	Central Air
# of Stories	6

Exterior

Exterior Features	Courtyard, Covered Courtyard, Lighting, Playground, Private Entrance
Roof	Asphalt/Gravel, Membrane
Construction	Brick, Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 2nd, 2024
Date Sold	July 2nd, 2024
Days on Market	30
Zoning	DC
HOA Fees	463.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
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