

\$700,000 - 610, 11 Mahogany Circle Se, Calgary

MLS® #A2149841

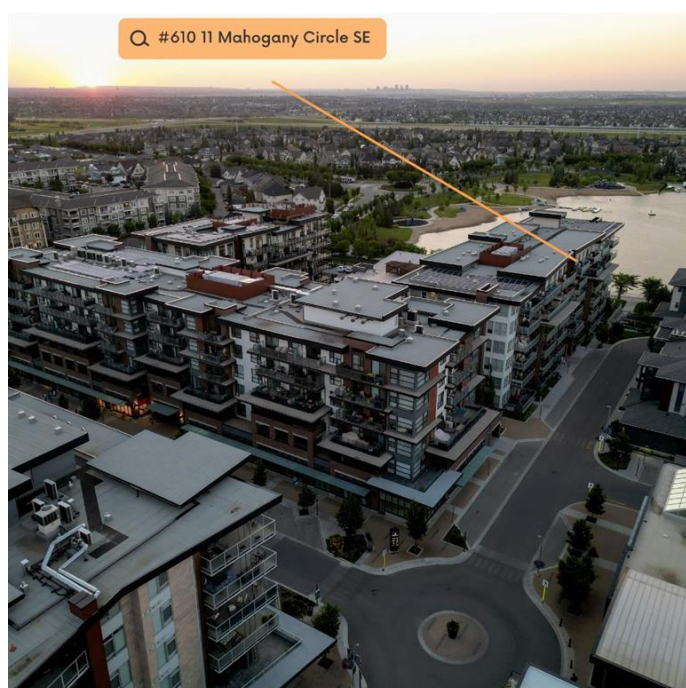
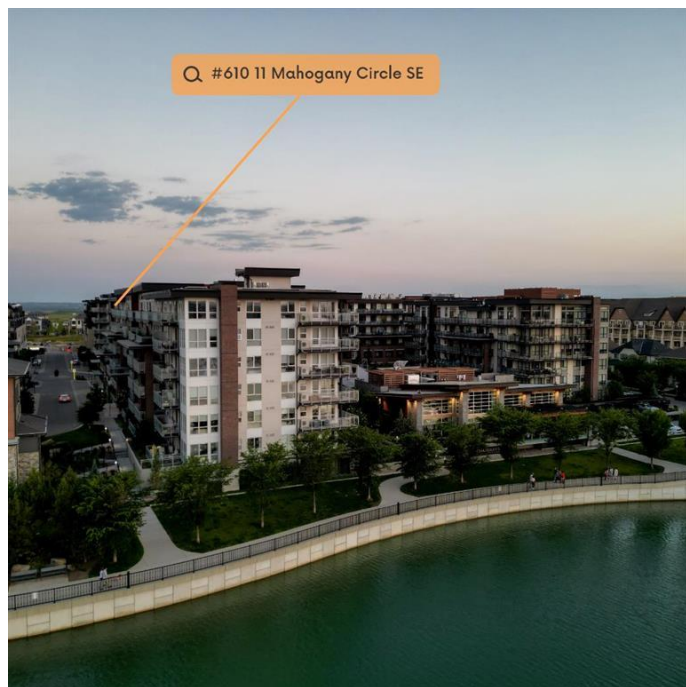
\$700,000

2 Bedroom, 2.00 Bathroom, 886 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

TOP FLOOR PENTHOUSE UNIT | LAKE VIEWS | CENTRAL A/C | UNMATCHED LUXURY AND AMENITIES | Welcome home to unit 610 at Westman Village, one of Canada's premier communities and one of Alberta's top condo developments, with unparalleled amenities and features. This top-floor unit features stunning views of the lake to the East, a perfect place to enjoy your morning cup of coffee with a breathtaking view. The unit features 13-foot ceilings, yes 13 FEET, gleaming quartz countertops, high-end stainless steel appliances, and luxury vinyl plank flooring. The unit's main living area features a large living and dining area, with access to the oversized balcony with a view of the lake, plenty of room to relax after a long day of exploring the lake, and endless pathways throughout the community. The sizeable primary suite boasts lake views through the large triple-pane windows and a walk-in closet leading directly into the gorgeous ensuite. The ample size second bedroom makes a perfect guest bedroom or home office and has incredible East views. The unit also encompasses a second 4pc bathroom and an in-suite laundry room with storage and high-end finishings throughout. Experience unparalleled luxury and convenience at Westman Village, where a vibrant community awaits. Delight in a remarkable 40,000-square-foot amenity center offering two swimming pools with an exhilarating two-story water slide, a steam



room, a crafts room with a kiln for pottery, a commercial kitchen space, a golf simulator, and a state-of-the-art fitness center. Enjoy movie nights at the on-site theatre or engage in friendly competition at the basketball and pickleball courts. Those with creative pursuits can indulge in the art studio and woodworking shop. Feel secure with 24-hour concierge and security services while guests enjoy comfort in one of the ten short-term guest suites. Parking is abundant, with access to underground parking and hundreds of visitor stalls. Nearby, discover dining options such as Chairman's Steakhouse and Alvin's Jazz Club, all within walking distance. This is genuinely a lifestyle you're purchasing that happens to come with a stunning unit to rest your head at night. Take advantage of this incredible opportunity, please book your private showing today!

Built in 2018

Essential Information

MLS® #	A2149841
Price	\$700,000
Sold Price	\$700,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	886
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	610, 11 Mahogany Circle Se
Subdivision	Mahogany

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2Z3

Amenities

Amenities	Beach Access, Bicycle Storage, Car Wash, Clubhouse, Elevator(s), Fitness Center, Game Court Interior, Guest Suite, Indoor Pool, Park, Party Room, Picnic Area, Playground, Racquet Courts, Recreation Facilities, Recreation Room, Secured Parking, Spa/Hot Tub, Storage, Trash, Visitor Parking, Workshop
-----------	--

Parking Spaces	1
----------------	---

Parking	Guest, Heated Garage, Parkade, Public Electric Vehicle Charging Station(s), Secured, Stall, Titled, Underground
---------	---

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)
-------------------	--

Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
------------	---

Heating	Forced Air
---------	------------

Cooling	Central Air
---------	-------------

# of Stories	6
--------------	---

Exterior

Exterior Features	Balcony, BBQ gas line
-------------------	-----------------------

Construction	Brick, Composite Siding
--------------	-------------------------

Additional Information

Date Listed	July 18th, 2024
-------------	-----------------

Date Sold	July 26th, 2024
-----------	-----------------

Days on Market	8
----------------	---

Zoning	DC
--------	----

HOA Fees	439.73
----------	--------

HOA Fees Freq.	ANN
----------------	-----

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is

deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS® , Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.