

\$535,000 - 317, 12 Mahogany Path Se, Calgary

MLS® #A2172921

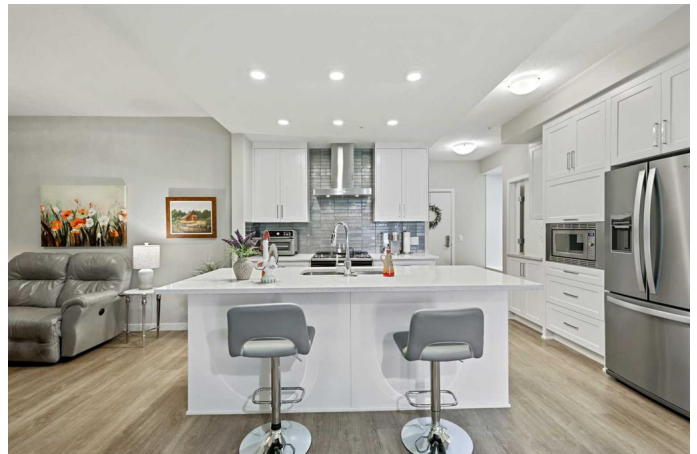
\$535,000

1 Bedroom, 1.00 Bathroom, 806 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

Discover this beautiful 55+ adult living big 800+ SF 1 BEDROOM, RARE LIVING ROOM, 1 BATH, HIGH CEILINGS, 20' x 7.5' BALCONY WITH UPGRADED POWERED BALCONY WIND SCREEN, INDOOR PARKING! This third-floor home offers unique inside wind-protected southwest-facing sunny views of the impressive central courtyard, landscaped garden walkways, water features, and a seasonal fountain. Never rented and lovingly maintained. Upgrades include stainless steel appliances, LVP flooring, stainless steel undermount sink, 1 titled parking stall, rare 99 yr leased storage room on the same floor with a locked door, bedroom views of the courtyard/pond, bedroom ceiling fan, kitchen pull-out storage drawers, pantry cabinets in the laundry room, remote control for the balcony windscreen and phantom door screen, and so much more! Journey Club Adult Living At a Carte add-on services are available for this Odyssey building. 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



317, 12 MAHOGANY PATH SE

RECA MEASUREMENT STANDARD - CALGARY, AB

MAIN LEVEL (AG) - 806.30 Sq. Ft. / 74.91 m²

TOTAL ABOVE GRADE RMS SIZE - 806.30 Sq. Ft. / 74.91 m²



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. Indeed a one of a one-of-a-kind experience, join the select few who will call Odyssey 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® #	A2172921
Price	\$535,000
Sold Price	\$515,000
Bedrooms	1

Bathrooms	1.00
Full Baths	1
Square Footage	806
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold



Community Information

Address	317, 12 Mahogany Path Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3A4

Amenities

Amenities	Bicycle Storage, Clubhouse, Community Gardens, Elevator(s), Fitness Center, Game Court Interior, Guest Suite, Park, Parking, Party Room, Picnic Area, Playground, Recreation Facilities, Recreation Room, Secured Parking, Snow Removal, Spa/Hot Tub, Storage, Trash, Visitor Parking, Workshop, Car Wash, Day Care, Dog Park, Dog Run, Gazebo, Laundry, Roof Deck
Parking Spaces	1
Parking	Garage Door Opener, Heated Garage, Secured, Titled, Underground

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Fan Coil, Natural Gas
Cooling	Central Air
# of Stories	5

Exterior

Exterior Features	Balcony, Courtyard, Rain Gutters, Storage, Lighting, Playground
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Roof	Asphalt Shingle
Construction	Concrete, Stone, Wood Frame, Cement Fiber Board

Additional Information

Date Listed	October 14th, 2024
Date Sold	November 15th, 2024
Days on Market	32
Zoning	DC
HOA Fees	427.52
HOA Fees Freq.	ANN

Listing Details

Listing Office	Jayman Realty Inc.
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