

\$1,998,900 - 501, 2231 Mahogany Boulevard Se, Calgary

MLS® #A2172945

\$1,998,900

2 Bedroom, 3.00 Bathroom, 2,017 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

WESTMAN VILLAGE - Resort Living on Mahogany Lake. Sub penthouse + lake side living + move in now + city views + mountain views + corner end model + 4 indoor parking stalls + luxuriously appointed & professionally decorated by Bruce Harvey Creative Director of Jayman BUILT. Great location in the boutique Calligraphy 3 building end unit with views from every window. RARE: Dual Supersized covered Balconies - Over 629 SF - 5th floor / dual primary bedroom design / 2 ensuite bathroom home / ventilated scotch & cigar room / built-in exterior wolf bbq station / rich wood décor with many built-ins and wall feature details. builder square footage - 2145. Endless upgrades - luxurious fit and finish package. Plus, custom white finish cabinet pallet & quartz countertops, stainless steel Subzero/Cove/Wolf/Akso appliances package. 5 burner gas cooktop, custom hood fan, built-in microwave and ovens, full butler pantry with wine fridge, microwave, freezer, built-in coffee machine (self-filling), secondary dishwasher. The suite also features two 8K TV's, Lutron home automation for your blinds, lighting, & Sonos amps/speakers. Jayman BUILT community has the best location, directly adjacent to Calgary's largest lake, the last of its kind, and an award-winning community of Mahogany. Only condo community on a lake. Impressive landscaping matches the picturesque views from your future backyard, with fountains, park benches, bridges, pathways & raised planters. The



40,000 sf amenity center 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, and so much more... 24-hour, 7-day-a-week security & concierge service. This home features an open floor plan maximizing your lifestyle experience while in true Jayman Core Performance Fit and Finish. All homes include exceptional building specifications, including solar panels on every building, forced air, heat + air conditioning, triple pane windows, Vancouver-inspired architecture with oversized covered balconies, and hardie board siding with Extensive brick & stone masonry. Indeed a one of a kind experience, join the select few who will call Calligraphy 3 Building their home. Winter eliminated-1292 underground parking stalls just for our residents but also their guests & visitors with extensive pedestrian +15 skywalks & underground passageways. 200 visitor parking stalls located in the heated, underground parkade. 10 short-term stay hotel suites, 12 electric dual car chargers, 4 restaurants, Chairman's Steakhouse, our highest amenity & Alvin's Jazz Club. 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. Amazing \$8 Million on the surface & landscaping!

Built in 2018

Essential Information

MLS® #	A2172945
Price	\$1,998,900
Sold Price	\$1,800,000

Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,017
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	501, 2231 Mahogany Boulevard Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2Y1

Amenities

Amenities	Bicycle Storage, Car Wash, Clubhouse, Day Care, Dog Park, Dog Run, Elevator(s), Fitness Center, Game Court Interior, Gazebo, Guest Suite, Indoor Pool, Park, Parking, Party Room, Playground, Pool, Recreation Facilities, Recreation Room, Secured Parking, Snow Removal, Spa/Hot Tub, Storage, Trash, Visitor Parking, Workshop
Parking Spaces	4
Parking	Electric Gate, Guest, Heated Garage, In Garage Electric Vehicle Charging Station(s), On Street, Parkade, Public Electric Vehicle Charging Station(s), Secured, Side By Side, Titled

Interior

Interior Features	Bar, Beamed Ceilings, Bidet, Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Dry Bar, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, Open Floorplan, Pantry, Recessed Lighting, Smart Home, Soaking Tub, Stone Counters, Storage, Tray Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound
Appliances	Bar Fridge, Built-In Freezer, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Double Oven, Electric Cooktop, Garage Control(s),

	Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings, Wine Refrigerator
Heating	Fan Coil, In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Dining Room, Family Room, Gas, Raised Hearth, Three-Sided
# of Stories	6

Exterior

Exterior Features	Built-in Barbecue, Courtyard, Covered Courtyard, Lighting, Playground, Private Yard, Rain Gutters, Storage
Lot Description	Views
Roof	Membrane
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 16th, 2024
Date Sold	October 22nd, 2024
Days on Market	5
Zoning	DC
HOA Fees	536.01
HOA Fees Freq.	ANN

Listing Details

Listing Office	Jayman Realty Inc.
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