

# \$375,000 - 105, 2231 Mahogany Boulevard Se, Calgary

MLS® #A2177408

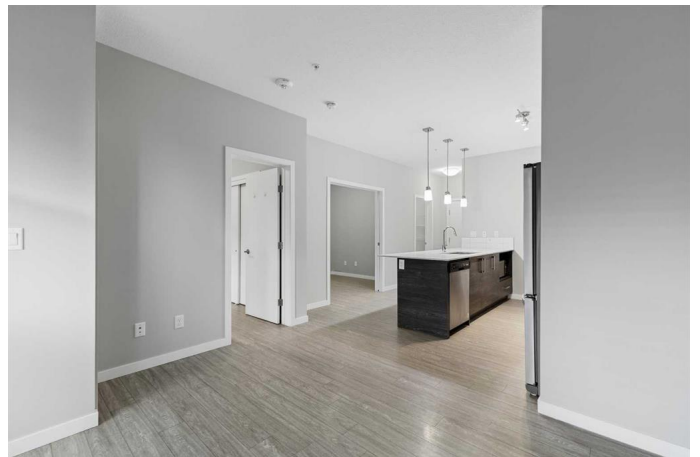
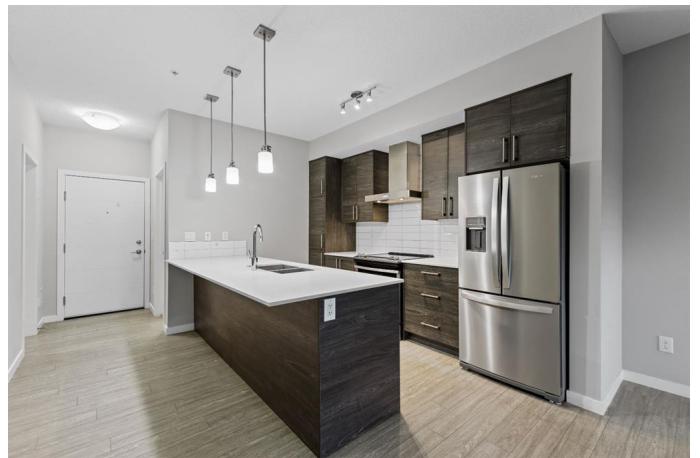
**\$375,000**

1 Bedroom, 1.00 Bathroom, 567 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

Welcome to this Ground level, 1 Bedroom, PLUS A DEN, 1 Bathroom condo in WESTMAN VILLAGE in the amazing SE LAKE community of Mahogany ! Lets talk about your life style with ALL the amenities this state of the art condo has to offer, with full Concierge Service and 24/7 on site security, the full sized fitness gym, the full sized indoor pool, Hot tub spa and water slide, the spin classes, the entire second floor of village centre is where you'll find a lot of the amenities, such as the full sized indoor basketball court (and pickle ball), the full sized movie theatre, Party room with pool tables and dart boards, an entertainment kitchen/lounge and a golf simulator ! You also get access to a full kitchen room for cooking classes, or just hosting a good time ! This floor is complete with a 3 season social bar, a library, a "live greenery" sitting room, a board room and a walking path with lap counters to help you get your steps in ! In the basement you have access to a child craft room and a full wood working shop ! in the parkade there is a car wash & a pet wash, with an abundance amount of underground visitor parking ! (but don't worry, its completely separate for the secured owners parking) for the dog lovers, there is a dog run specifically for large dogs and one for small dogs. A portion of the main level is commercial space with shops and businesses, like Analog coffee, Chopped leaf, Pie Junkie, Marble Slab, Dentists, Optometrist, Medical, and so much more ! This is also the home of the famous



"Chairmans Steak House". This complex is a one of a kind ! This unit welcomes you with LVP throughout, with quartz counters and stainless steel appliances ! A second bedroom (could be used as a den/office also), in unit Laundry and storage, and a large patio, with a gate, giving you direct access without having to go through the building. You are also directly beside the lake which you get full access to ! Living in WESTMAN VILLAGE, you would rarely ever have the leave the building ! A MUST SEE to truly appreciate !

Built in 2018

### **Essential Information**

MLS® #	A2177408
Price	\$375,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	567
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### **Community Information**

Address	105, 2231 Mahogany Boulevard Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3E1

### **Amenities**

Amenities	Car Wash, Dog Run, Elevator(s), Fitness Center, Game Court Interior, Indoor Pool, Other, Parking, Playground, Park, Party Room, Racquet
-----------	---

	Courts, Recreation Facilities, Recreation Room, Secured Parking, Spa/Hot Tub, Storage, Visitor Parking, Workshop
Parking Spaces	1
Parking	Off Street, Parkade, Titled, Underground

## Interior

Interior Features	Kitchen Island, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Range Hood, Washer/Dryer Stacked
Heating	Forced Air
Cooling	Central Air
# of Stories	6

## Exterior

Exterior Features	Balcony, BBQ gas line, Private Yard
Construction	Brick, ICFs (Insulated Concrete Forms), Mixed

## Additional Information

Date Listed	November 7th, 2024
Days on Market	161
Zoning	DC
HOA Fees	427
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
----------------	------------

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