

302, 11 Mahogany Circle SE  
Calgary, Alberta

MLS # A2168873



**\$919,900**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Mahogany                           |               |                  |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                  |
| <b>Style:</b>    | Apartment                          |               |                  |
| <b>Size:</b>     | 1,070 sq.ft.                       | <b>Age:</b>   | 2018 (6 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Underground                        |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas                     | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Tile, Vinyl Plank                           | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -   | <b>Condo Fee:</b> | \$ 919 |
| <b>Basement:</b>   | -   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Composite Siding, Stone, Wood Frame         | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | -   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Kitchen Island, Open Floorplan, See Remarks |                   |        |

**Inclusions:** TV Mount

Mahogany - Calligraphy - Westman Village - #302, 11 Mahogany Circle SE. Welcome to this gorgeous, 2 bedroom, 2 bath unit on the 3rd floor of the Calligraphy building in Westman Village, Calgary's one-of-a-kind lakefront residence. This 1,070 sq ft CORNER UNIT has a beautiful open floor plan and offers picturesque views from the kitchen and living room. The kitchen boasts a large center island with wine storage, and stainless steel appliances including an electric cooktop, chimney hood fan, refrigerator, dishwasher, built-in microwave, and a wall oven; the bright eating nook with sliding door access to the balcony is open to the living room. You will also find a spacious primary bedroom with stunning lake views, and a 3 pce ensuite with sliding glass shower; a 2nd bedroom, and a 4 pce main bath. This unit also includes an in-suite, stacked washer and dryer, A/C, 2 tilted underground parking stalls, and a storage locker. With over 40,000 sq ft of amenity space, Westman Village offers countless amenities including a fitness centre, wine room, indoor swimming pool & hot tub, games room, woodworking shop, movie theatre, indoor garden, library + so much more. Located in the popular lake community of Mahogany, this unit offers quick access to endless amenities such as Mahogany Beach Club, Chairman's Steakhouse, Alvin's Jazz Club and short commute to Stoney Trail, Deerfoot Trail (QE II), YMCA, and South Health Campus. This unit is move-in ready, call for more info today!