

402, 11 Mahogany Circle SE
Calgary, Alberta

MLS # A2174256



\$945,000

Division:	Mahogany		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	1,055 sq.ft.	Age:	2016 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 919
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		
Inclusions:	TV Mounts		

Presenting a one-of-a-kind lakefront residence perched on the fourth floor of the Calligraphy in Westman Village - a landmark anchored in the award-winning community of Mahogany. A rare offering of 1,055 sqft of living space that flows seamlessly throughout the integrated floor plan that embraces uninterrupted views from every room. The kitchen serves as the epicenter of the space, while the generous living room and indoor/outdoor dining areas are a host's best friend and can accommodate gatherings of all sizes. The expansive primary wing offers a tranquil escape with calming views of the city and nature. Complete with a private guest suite, second bathroom, laundry, ample storage space, and two parking stalls. Your lifestyle will grow accustomed to the opulent convenience of 24hr concierge service at your assistance along with countless amenities that include: a full service car-wash bay, wine cellar, events room, board room, indoor swimming pool, hot tub, fitness centre, spa, woodworking shop, art room, games room, indoor walking track, movie theater, gymnasium, golf simulator, botanical garden, library, Arnie's rooftop terrace, the marketplace, and Chairman's Steakhouse. This incredible opportunity reflects the essence of luxury living that caters to those looking for an active lifestyle that is truly second to none! Call today to set up a private tour.