

# \$899,777 - 301, 11 Mahogany Circle Se, Calgary

MLS® #A2207829

**\$899,777**

2 Bedroom, 2.00 Bathroom, 934 sqft  
Residential on 0.00 Acres

Mahogany, Calgary, Alberta

VIEWS! VIEWS! VIEWS! Serene views of the MAHOGANY LAKE and MAHOGANY ISLAND on the East and North, Awesome CITY VIEWS on the Northwest and breath-taking views of the SUNSET and MAJESTIC ROCKY MOUNTAINS on the West are what you would enjoy EVERYDAY in this lovely apartment home in the prestigious WESTMAN VILLAGE CALLIGRAPHY.

Your active lifestyle in this well-planned complex would involve a brief stroll around the VILLAGE RECREATION CENTER, a warm-up run at the FITNESS CENTRE, shooting a few hoops in the FULL-SIZED BASKETBALL COURT then some VIRTUAL GOLF before finally cooling off in the OLYMPIC-SIZED SWIMMING POOL and another one with kiddie slides. You may cook a few snacks in their COMMERCIAL KITCHEN and enjoy a good book in the cozy ATRIUM. Then add some more action as you play BILLARDS, darts, majong, cards or board games in the GAMES ROOM. Then unwind with a glass of wine or your favorite drink at the Rec Centre bar. Different movies are also always playing at the MOVIE THEATER where WORSHIP SERVICES are also held on Sundays. You may even book guests to stay a few nights at Westman's guest suites and treat them to Chairman's Steakhouse or some Jazz blues with wine and dinner at Alvin's Jazz Bar. There are more restaurants and shops in the Westman complex and a lot more just within walking distance at the Mahogany shopping



centre.

Reflective of its FORMER SHOWHOME heritage, this fabulous CORNER UNIT has all the bells and whistles! Youâ€™d be impressed with the BLUE-TOOTH KEYLESS ENTRY, 9-FOOT CEILINGS, LUXURY VINYL PLANK FLOORING, DESIGNER WALLPAPER, REMOTE CONTROL BLINDS, STYLISH MIRRORS, UPGRADED LIGHT FIXTURES, SPLIT-TYPE AIRCONDITIONING SYSTEM and TONS OF STORAGE to name a few. The GALLEY KITCHEN boasts of STAINLESS-STEEL APPLIANCES WITH A STOVE TOP, FUNNEL-TYPE HOOD FAN AND SEPARATE OVEN, QUARTZ COUNTERTOPS WITH A BREAKFAST BAR, DESIGNER BACKSPLASH, WHITE CABINETS, A PANTRY, TOUCH-FAUCET & UPGRADED HARDWARE. The OPEN FLOOR PLAN Kitchen, dining and living rooms with TRAY CEILINGS and tons of windows are FLOODED WITH NATURAL LIGHT. The 255 sq. ft., L-shaped CORNER BALCONY offers a relaxed outdoor living with expansive lake, city and mountain views. The spacious Masterâ€™s bedroom, with HIS AND HERS CLOSETS and 3-piece ensuite also offers GORGEOUS VIEWS. There is a DEEP SOAKER TUB and DESIGNER MIRROR in the 4-piece main bath just in front of the second bedroom, also with 9 ft. TRAY CEILINGS and a huge WALK-IN CLOSET. The in-suite stacked washer and dryer is located in the closet with more space for storage. This impressive home comes with 2 TITLED PARKING SPOTS and one assigned STORAGE UNIT. Donâ€™t miss out and come view this impressive home today!

Built in 2018

## **Essential Information**

MLS® #	A2207829
Price	\$899,777
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	934
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	301, 11 Mahogany Circle Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2Z3

### Amenities

Amenities	Beach Access, Boating, Clubhouse, Elevator(s), Fitness Center, Guest Suite, Indoor Pool, Parking, Party Room, Picnic Area, Playground, Recreation Facilities, Recreation Room, Secured Parking, Storage, Visitor Parking, Game Court Interior
Parking Spaces	2
Parking	Additional Parking, Parkade, Secured, Stall, Titled, Underground
# of Garages	2
Waterfront	Lake, Lake Front, Lake Privileges, Navigable Water
Has Pool	Yes

### Interior

Interior Features	Breakfast Bar, Chandelier, Closet Organizers, Elevator, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Recreation Facilities, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas

Cooling	Wall Unit(s)
# of Stories	6

### Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard, Fire Pit, Playground
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	April 4th, 2025
Days on Market	2
Zoning	DC
HOA Fees	437
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Century 21 Bravo Realty
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