

# \$599,000 - 507, 2231 Mahogany Boulevard Se, Calgary

MLS® #A2191313

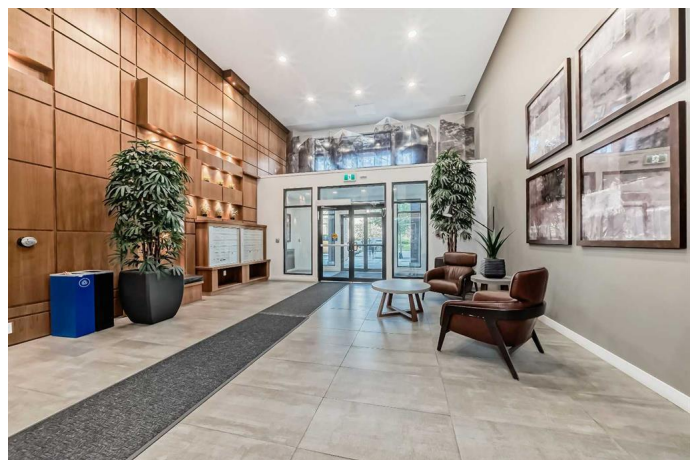
**\$599,000**

2 Bedroom, 2.00 Bathroom, 878 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

Be a part of Westman Village; this unique resort-like lifestyle at Mahogany Lake is unlike any other building in Calgary. This quiet 2-bedroom/2-bathroom unit is on the fifth floor. Upon entering the unit, you will find open-concept living with lots of usable space, vinyl plank flooring, many other upgrades, and a lot of natural light from the SW-facing windows. The kitchen has a large quartz counter with SS appliances and ample cupboards for your cooking needs. The walk-in laundry room has built-in shelving and storage. The Primary bedroom is generously sized and has a double-sided walk-through closet leading into a three-piece ensuite. The sizable secondary bedroom has ample closet space on the other side of the apartment. There is a full bathroom located beside the secondary bedroom. The living room is in the middle of the unit, with access to the oversized balcony with views of downtown and the mountains—two titled parking stalls in the heated underground parkade, a Car and Dog Wash, EV Charging Station, Bike Storage, Guest Parking, 24-hour Onsite Security, and Concierge Service. Everything you need is at this location; you never have to go outside. Inside is access to the Pool, Gym, Plant Atrium, Craft Room, Tennis/Basketball Court, Theatre, Wine Cellar, Wood Shop, Golf Simulator, Games Room, Cooking Classes, and Library. If you decide to go outside, you have the lake in your backyard, many shops, and fine dining—quick access to Stoney Trail,



Deerfoot Trail, grocery stores, and the hospital nearby. Contact your favourite agent to schedule your showing.

Built in 2018

### Essential Information

|                |                |
|----------------|----------------|
| MLS® #         | A2191313       |
| Price          | \$599,000      |
| Bedrooms       | 2              |
| Bathrooms      | 2.00           |
| Full Baths     | 2              |
| Square Footage | 878            |
| Acres          | 0.00           |
| Year Built     | 2018           |
| Type           | Residential    |
| Sub-Type       | Apartment      |
| Style          | High-Rise (5+) |
| Status         | Active         |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 507, 2231 Mahogany Boulevard Se |
| Subdivision | Mahogany                        |
| City        | Calgary                         |
| County      | Calgary                         |
| Province    | Alberta                         |
| Postal Code | T3M3E1                          |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Beach Access, Bicycle Storage, Car Wash, Community Gardens, Elevator(s), Fitness Center, Game Court Interior, Gazebo, Indoor Pool, Park, Party Room, Picnic Area, Playground, Pool, Recreation Facilities, Recreation Room, Sauna, Secured Parking, Snow Removal, Spa/Hot Tub, Trash, Visitor Parking, Workshop |
| Parking Spaces | 2   |
| Parking        | Titled, Underground   |
| # of Garages   | 2   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Kitchen Island, No Smoking Home, Quartz Counters   |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air   |
| Cooling           | ENERGY STAR Qualified Equipment  |
| # of Stories      | 6  |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Balcony, BBQ gas line, Playground, Tennis Court(s) |
| Roof              | Asphalt Shingle                                    |
| Construction      | Composite Siding, Stone, Wood Frame                |
| Foundation        | Poured Concrete                                    |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 31st, 2025 |
| Days on Market | 64                 |
| Zoning         | DC                 |
| HOA Fees       | 428                |
| HOA Fees Freq. | ANN                |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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