

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

MLS® #A2212108

**\$599,000**

2 Bedroom, 2.00 Bathroom, 873 sqft

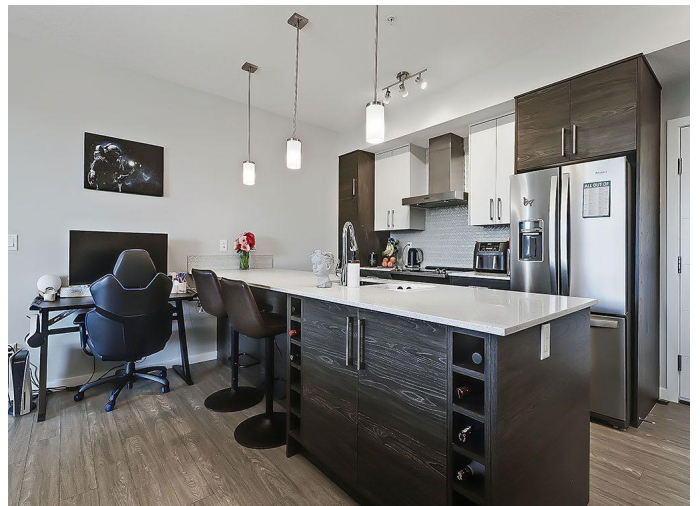
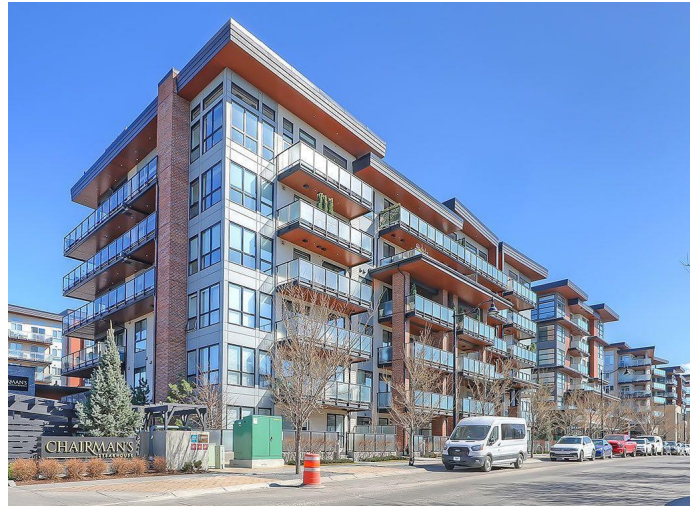
Residential on 0.00 Acres

Mahogany, Calgary, Alberta

Experience Resort-Style Living at Westman Village at Mahogany Lake!

Welcome to Westman Village, where luxury meets lifestyle in Calgary's premier lake community. This beautifully maintained 2-bedroom, 2-bathroom condo offers a quiet retreat on the fifth floor, boasting a southwest exposure that floods the space with natural light. Step into an open-concept layout featuring stylish vinyl plank flooring and numerous upgrades throughout. The modern kitchen is equipped with stainless steel appliances, quartz countertops, and plenty of cabinet space—perfect for both everyday cooking and entertaining. A large walk-in laundry room includes built-in shelving for added convenience. The spacious primary bedroom includes a double-sided walk-through closet and a private 3-piece ensuite. On the opposite side of the unit, you'll find a well-sized second bedroom with easy access to the full main bathroom—ideal for guests or roommates. The central living room connects seamlessly to a generous balcony with stunning views of downtown Calgary and the mountains.

This home also includes two titled underground parking stalls in a heated parkade, complete with a car and dog wash, EV charging stations, bike storage, guest parking, 24-hour on-site security, and concierge service.



At Westman Village, everything you need is right at your doorstep—no need to step outside. Enjoy exclusive access to the Village Centre with its impressive list of amenities: an indoor pool, fitness centre, plant atrium, craft studio, tennis/basketball court, movie theatre, wine cellar, woodworking shop, golf simulator, games room, cooking classes, and a library.

When you do venture outdoors, you™ll find Mahogany Lake in your backyard, surrounded by boutique shops, fine dining, and everyday conveniences. With quick access to Stoney Trail, Deerfoot Trail, nearby grocery stores, and South Health Campus, this location truly has it all.

Built in 2018

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2212108          |
| Price          | \$599,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 873               |
| Acres          | 0.00              |
| Year Built     | 2018              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                                 |
|-------------|---------------------------------|
| Address     | 507, 2231 Mahogany Boulevard Se |
| Subdivision | Mahogany                        |
| City        | Calgary                         |
| County      | Calgary                         |
| Province    | Alberta                         |
| Postal Code | T3M 3E1                         |

## Amenities

|                |                                                                                                                  |
|----------------|------------------------------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Car Wash, Fitness Center, Parking, Party Room, Playground, Spa/Hot Tub, Visitor Parking, Gazebo |
| Parking Spaces | 2                                                                                                                |
| Parking        | Parkade, Titled, Underground, Enclosed, In Garage Electric Vehicle Charging Station(s)                           |

## Interior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior Features | Open Floorplan, Quartz Counters                   |
| Appliances        | Dishwasher, Microwave, Refrigerator, Washer, Oven |
| Heating           | Forced Air, Natural Gas                           |
| Cooling           | Central Air                                       |
| # of Stories      | 6                                                 |

## Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Courtyard, Playground, Tennis Court(s) |
| Construction      | Stone, Composite Siding                |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 14th, 2025 |
| Days on Market | 4                |
| Zoning         | DC               |
| HOA Fees       | 428              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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