

# \$368,888 - 108, 2231 Mahogany Boulevard Se, Calgary

MLS® #A2203634

**\$368,888**

1 Bedroom, 1.00 Bathroom, 470 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

Welcome to resort-style living in the heart of Westman Village, located in the highly sought-after community of Mahogany. This beautifully designed main-floor condo offers 1 bedroom and 1 full bathroom. Step inside to an open-concept layout that maximizes space and natural light. The modern kitchen features sleek stainless steel appliances, ample cabinetry, and a functional design, making meal prep and entertaining a breeze. The bright and inviting living area flows seamlessly to your private ground-floor patio, offering direct access to the beautifully landscaped courtyard. Enjoy the view from your private balcony that faces the fountain, creating a serene and picturesque setting. The spacious bedroom is a tranquil retreat, while the contemporary bathroom provides a spa-like feel. Plus, enjoy year-round comfort with central air conditioning. As a resident of Westman Village, you'll enjoy access to over 40,000 sq. ft. of exclusive amenities, including a fitness Centre & Indoor Pool with a waterslide, a Full-Sized Golf Simulator, a Woodworking Shop, an Art Room & Communal Kitchen with cooking classes, Billiard Room, Private Theatre, Wine Vault & Library, Party Room, Indoor Garden & Full Gymnasium. This property also includes a secure underground parkade with a car wash bay, concierge service, and stunning water features. Dining and entertainment are just steps away, with on-site options like Chairman's Steakhouse, Analog Coffee,



and Chopped Leaf. Situated just moments from Mahogany Lake’s sandy beach, scenic parks, and various local conveniences, including a liquor store, dental services, and more. Condo fees include heat and water, making for an affordable, low-maintenance lifestyle. Don’t miss this rare opportunity to own in Westman Village—a vibrant, amenity-rich community designed for luxury and convenience. Book your private showing today.

Built in 2018

**Essential Information**

MLS® #	A2203634
Price	\$368,888
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	470
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	108, 2231 Mahogany Boulevard Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3E1

**Amenities**

Amenities	Bicycle Storage, Car Wash, Clubhouse, Community Gardens, Elevator(s), Fitness Center, Gazebo, Park, Parking, Party Room, Playground, Racquet Courts, Recreation Room, Roof Deck, Snow
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Removal, Trash, Visitor Parking, Beach Access, Game Court Interior, Indoor Pool, Picnic Area, Pool, Recreation Facilities

Parking Spaces 1

Parking Parkade, Underground

# of Garages 1

### Interior

Interior Features Closet Organizers, Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings

Heating Baseboard

Cooling Central Air

# of Stories 6

### Exterior

Exterior Features Balcony, BBQ gas line, Courtyard, Playground, Private Entrance

Construction Concrete

### Additional Information

Date Listed March 27th, 2025

Days on Market 48

Zoning DC

HOA Fees 437

HOA Fees Freq. ANN

### Listing Details

Listing Office 2% Realty

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