

# \$849,999 - 610, 2231 Mahogany Boulevard Se, Calgary

MLS® #A2205319

**\$849,999**

2 Bedroom, 2.00 Bathroom, 941 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

Welcome to one of Calgary's most exclusive resort-style condominium complexes where convenience meets luxury. This top floor unit was purchased as an executive business suite in 2021 and comes fully furnished (including TV's, custom window coverings, BBQ, kitchenware and dinnerware) . This home was lovingly prepared by professional interior decorators and custom furniture was created for both the interior and exterior spaces. This condo has been rarely used which makes it look and feel practically brand new. With 2 bedrooms, 2 bathrooms, this 6th floor unit comes with incredible panoramic views of the Rocky Mountains, the bustling courtyard and Calgary's largest community Lake. The master bedroom comes with ample closet space and connects to the contemporary 3pc ensuite. The second bedroom is large, has beautiful views and has easy access to an additional 4 pc bathroom with soaker tub. The kitchen is situated in the heart of the unit with Corian countertops, stainless steel appliances and a gorgeous tiled backdrop. Perfect for preparing and enjoying food with family and friends, the kitchen sits in the heart of the condo adjacent to the dining and living rooms. 13 foot ceilings, top floor location and corner unit ensures privacy and peaceful mornings and evenings. Additional amenities include in-suite laundry, air conditioning for hot Summer days and a Napoleon BBQ with natural gas line on the balcony overseeing the courtyard. This unit comes with 2 titled



parking spots in the heated parkade. One of the parking spots is oversized and is the closest stall to the elevator. While, the other parking space is also conveniently located within meters of the oversized space.

Westman Village is in the heart of Mahogany and its amenities are legendary. Owners have access to an indoor pool (with swimming lanes & waterslide for the kids), cooking classes, a full gymnasium, movie theatre, fitness centre and more. Living in Westman Village is so much more than just your individual home. It's an experience that fosters personal growth and healthy relationships with your neighbours. Enjoy coffee in the mornings at the local shop, take the kids for ice cream and enjoy one of the many restaurants on the premise, including one of Calgary's best Steakhouses in "Chairman's". There is 24 hour security, a concierge service, a pet washing station and a car wash all available to you as a condo owner. Once you visit the award winning Westman Village it becomes very hard to dream of your future in a different community. Come visit today!

Built in 2021

### **Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2205319          |
| Price          | \$849,999         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 941               |
| Acres          | 0.00              |
| Year Built     | 2021              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 610, 2231 Mahogany Boulevard Se |
| Subdivision | Mahogany                        |
| City        | Calgary                         |
| County      | Calgary                         |
| Province    | Alberta                         |
| Postal Code | T3M3E1                          |

## Amenities

|                |                                                                                                                                                                                                  |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Clubhouse, Car Wash, Elevator(s), Fitness Center, Game Court Interior, Guest Suite, Indoor Pool, Parking, Park, Party Room, Recreation Facilities, Recreation Room, Spa/Hot Tub, Visitor Parking |
| Parking Spaces | 2                                                                                                                                                                                                |
| Parking        | Garage Door Opener, Heated Garage, Oversized, Electric Gate, Enclosed, In Garage Electric Vehicle Charging Station(s), Parkade, Public Electric Vehicle Charging Station(s), Secured, Titled     |
| # of Garages   | 2                                                                                                                                                                                                |

## Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Vinyl Windows, No Animal Home, No Smoking Home |
| Appliances        | Dishwasher, Refrigerator, Electric Range, Induction Cooktop, Microwave, Range Hood, Washer/Dryer Stacked        |
| Heating           | Forced Air, Natural Gas                                                                                         |
| Cooling           | Central Air                                                                                                     |
| # of Stories      | 6                                                                                                               |

## Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Gas Grill              |
| Roof              | Other                                         |
| Construction      | Wood Frame, Brick, Composite Siding, Concrete |
| Foundation        | Poured Concrete                               |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 25th, 2025 |
| Days on Market | 28               |
| Zoning         | DC               |
| HOA Fees       | 416              |
| HOA Fees Freq. | ANN              |

## Listing Details

Listing Office

RE/MAX Realty Professionals

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.