

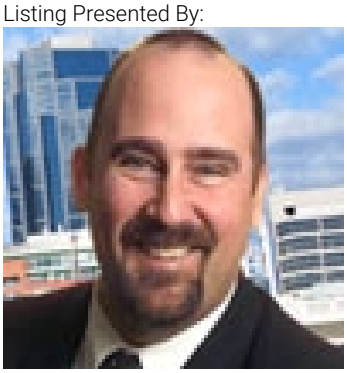
2231 Mahogany Boulevard Calgary Alberta

$749,800

A rare opportunity to own a top-floor residence in Calligraphy III, one of the most desirable buildings in Westman Village! This sixth-floor unit is one of only six residences on the floor, offering exceptional privacy and one of the quietest living environments in the community, with no neighbours above. This bright and spacious 2-bedroom, 2-bathroom home also features TWO titled parking stalls, a dedicated den/home office, and an expansive west-facing balcony with beautiful mountain and city views. The thoughtfully designed layout maximizes both natural light and functionality. Large west-facing windows fill the living and dining areas with afternoon sunshine, while the large U-shaped kitchen offers abundant counter space, upgraded cabinetry, and a breakfast bar. The primary bedroom comfortably accommodates a king-sized bed and features a spacious walk-in closet and a private 3-piece ensuite. The second bedroom is thoughtfully positioned on the opposite side of the home for added privacy, with a full 4-piece bathroom conveniently nearby. The dedicated den features oversized windows and makes an ideal home office, while a dedicated storage and laundry area add to the everyday functionality of the unit. Step outside onto the extra-long, covered west-facing balcony, where you can take in beautiful sunsets, mountain views, and city vistas. Two titled underground parking stalls, both capable of accommodating full-size trucks or large SUVs, are a rare and valuable feature of the unit, each valued at $35,000 according to current City of Calgary tax assessments. Westman Village offers an unparalleled lifestyle centred around its impressive 40,000-square-foot Village Centre, with an incredible collection of amenities including an indoor pool, hot tub and steam room, fitness centre, gymnasium, movie theatre, virtual golf simulator, party room, billiards lounge, craft room,...

3pc Bathroom 7.92 Ft x 8.00 Ft
4pc Bathroom 7.83 Ft x 8.50 Ft
Bedroom 11.17 Ft x 13.50 Ft
Dining room 6.75 Ft x 15.42 Ft
Kitchen 10.08 Ft x 14.83 Ft
Living room 10.42 Ft x 11.58 Ft
Office 7.67 Ft x 8.00 Ft
Primary Bedroom 12.67 Ft x 9.92 Ft
Storage 5.08 Ft x 8.50 Ft
Other 5.92 Ft x 8.00 Ft

Listing Presented By:



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RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca