

**503, 122 Mahogany Centre SE  
Calgary, Alberta**

**MLS # A2218773**



**\$383,777**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	565 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Parkade, Underground		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	City Lot		

<b>Heating:</b>	Fan Coil, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Other, See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Other	<b>Condo Fee:</b>	\$ 516
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters, Storage		
<b>Inclusions:</b>	NONE		

Welcome to Westman Village – where lifestyle and location meet! This beautifully designed 5th-floor condo in the sought-after Calligraphy building is the perfect fit for an individual or couple looking to make the most of both comfort and convenience. Thoughtfully laid out, this home features a full kitchen with stone counters, rich mocha cabinetry, high ceilings, and a breakfast bar that’s ideal for casual dining. The upgraded flooring adds a modern touch, and the spacious media area opens directly onto your bright, south-facing deck—perfect for relaxing or to entertain. You’ll also love the versatile dining area or den, complete with privacy doors, and a large primary bedroom offering plenty of closet space. Additional features include in-suite laundry with storage, air conditioning, and heated underground parking. But what truly sets this home apart is its unbeatable location—just steps from Main Street’s vibrant shops, restaurants, and services. And with exclusive access to the incredible 80,000 sq ft amenity centre, you’ll enjoy everything from fitness facilities to entertainment areas—accessible year-round via heated underground walkways. This is more than a home—it’s a lifestyle. Book your showing today and take your time exploring everything Westman Village has to offer.