

**414, 24 Mahogany Path SE
Calgary, Alberta**

MLS # A2224162



\$715,000

Division:	Mahogany		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	987 sq.ft.	Age:	2019 (6 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 799
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Recreation Facilities, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

Welcome to a rare opportunity in one of Calgary's most prestigious adult communities—Westman Village. Located in the exclusive Odyssey building for residents 55+, this nearly 1,000 sq. ft. 2-bedroom, 2-bathroom condo offers the perfect blend of luxury, comfort, and functionality—plus stunning MOUNTAIN VIEWS and a shaded, SOUTH FACING balcony. Designed with accessibility in mind, the unit features wide doorways and hallways, making it wheelchair-friendly throughout. Inside, you'll be greeted by 9-foot ceilings, and a modern aesthetic that feels both timeless and welcoming. The kitchen is designed to impress with ceiling-height cabinetry, gleaming QUARTZ countertops, stainless steel appliances, and stylish finishes throughout. Whether you're whipping up a casual meal or hosting a dinner party, this kitchen offers both beauty and functionality. The adjacent living and dining areas are bathed in natural light, creating a warm, open space perfect for entertaining guests or simply enjoying a quiet evening at home. The primary suite easily accommodates a king-size bed and offers a generous walk-in closet, along with a spa-inspired ensuite featuring a stand-up shower and DUAL VANITIES. On the opposite side of the unit, a second bedroom and full bath (complete with accessible tub/shower combo) offer privacy for guests or flexibility for a home office setup. Step outside to your private outdoor oasis—nearly 200 sq. ft. of beautifully upgraded space, perfect for entertaining or relaxing in peace. This oversized SOUTH FACING balcony captures all-day sun and boasts breathtaking MOUNTAIN VIEWS—the ideal setting for morning coffee, evening wine, or hosting a BBQ with friends. With a gas line already installed, setting up your grill is effortless, making it perfect for entertaining guests or enjoying casual dinners outdoors. Whether

you're gathering with guests or enjoying a quiet moment solo, this outdoor space truly sets the home apart. Thoughtfully designed for those looking to downsize without compromise, this home includes a range of practical features that make everyday living effortless. Stay comfortable year-round with AIR CONDITIONING and enjoy the peace of mind that comes with TITLED UNDERGROUND PARKING—complete with an attached, built-in storage unit for all your seasonal gear and extras making organization and accessibility easier than ever. It's the perfect setup for anyone wanting to simplify their space while keeping everything within reach. As a resident of Westman Village, you'll have access to over 40,000 sq. ft. of amenities via a weather-protected +15 walkway. From a full fitness center, pool, and theatre to woodworking, art studios, a golf simulator, and concierge services—this is lifestyle living at its finest. INSUITE SERVICES are also available, offering added convenience for everything from housekeeping to meal delivery, helping you enjoy a truly maintenance-free lifestyle. Security is on-site 24/7, ensuring peace of mind.