

\$359,888 - 108, 2231 Mahogany Boulevard Se, Calgary

MLS® #A2203634

\$359,888

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 | \$359,888 |
| 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 | Beach Access, Bicycle Storage, Car Wash, Clubhouse, Community Gardens, Elevator(s), Fitness Center, Game Court Interior, Gazebo, Indoor Pool, Park, Parking, Party Room, Picnic Area, Playground, Pool, |
|-----------|---|

| | |
|----------------|---|
| | Racquet Courts, Recreation Facilities, Recreation Room, Roof Deck, Snow Removal, Trash, Visitor Parking |
| 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 | 84 |
| Zoning | DC |
| HOA Fees | 437 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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