

514, 11 Mahogany Circle SE  
Calgary, Alberta

MLS # A2170998

**\$541,000**



<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	878 sq.ft.	<b>Age:</b>	2018 (6 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Flat	<b>Condo Fee:</b>	\$ 752
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Elevator, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

Welcome to Westman Village, CALGARY'S FINEST RESORT LIKE LAKE FRONT COMMUNITY. located in the prestigious SE community of Mahogany Lake! This gorgeous complex offers luxury living right at your doorstep. This SUB PENTHOUSE FEATURES 2 BDRMS, 2 BATHS, A HUGE BALCONY WITH A VIEW OF THE EASTERN HORIZON. ONLY THE TOP TWO FLOORS HAVE THIS VIEW. Walking in you'll immediately notice the 9 ft high ceilings, super long 10 ft breakfast bar that will seat 5 or 6, quartz counters, dbl door refrigerator with water and ice features, luxury wide plank vinyl flooring, and 2 bedrooms across from each other. The primary with a walk through closet and a 3 piece en-suite. The kitchen is beautiful and elegant with everything you'll need to create masterpieces. In suite laundry, thermostat-controlled heat and AC, Titled parking, underground heated and secure with over 100 visitor parking. The many amenities offered here is unlike no other you will find. 8 million spent on landscaping. For fitness and sports enthusiasts, there are 2 indoor swimming pools, hot tub, steam room, water slide, fitness centers including a spin facility, courts for dry sports, walking track, party room, craft room, billiards, woodworking room, art/pottery room, wine room, plant atrium, EV charging station, golf simulator, car wash, pet wash, guest Suites, commercial kitchen and much more. Leisure activities also include a movie theatre, recreational room, pottery studio, and culinary kitchen to name a few. Discover trendy shops and upscale dining right outside your door. Residents also have access to the lake where they can enjoy swimming, fishing, skating, picnics, and relaxing in the sun. Right next to Chairmans Steakhouse, Alvins Piano Bar and much more. Location is great with proximity to schools, parks, playgrounds, shopping, and public transit. This one is a one

of a kind, priced very sharply and a must see!