

**501, 2231 Mahogany Boulevard SE  
Calgary, Alberta**

**MLS # A2145513**



**\$1,998,900**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	2,017 sq.ft.	<b>Age:</b>	2018 (6 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Electric Gate, Guest, Heated Garage, In Garage Electric Vehicle Charging Station		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Views		

<b>Heating:</b>	Fan Coil, In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	\$ 1,804
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Beamed Ceilings, Bidet, Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Dry Bar, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, Open Floorplan, Pantry, Recessed Lighting, Smart Home, Soaking Tub, Stone Counters, Storage, Tray Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound		
<b>Inclusions:</b>	All furniture, 3 TV's, built-in coffee maker		

**WESTMAN VILLAGE** - Resort Living on Mahogany Lake. Sub penthouse + lake side living + move in now + city views + mountain views + corner end model + 4 indoor parking stalls + luxuriously appointed & professionally decorated by Bruce Harvey Creative Director of Jayman BUILT. Great location in the boutique Calligraphy 3 building end unit with views from every window. RARE: Dual Supersized covered Balconies - Over 629 SF - 5th floor / dual primary bedroom design / 2 ensuite bathroom home / ventilated scotch & cigar room / built-in exterior wolf bbq station / rich wood d&eacute;cor with many built-ins and wall feature details. builder square footage - 2145. Endless upgrades - luxurious fit and finish package. Plus, custom white finish cabinet pallet & quartz countertops, stainless steel Subzero/Cove/Wolf/Akso appliances package. 5 burner gas cooktop, custom hood fan, built-in microwave and ovens, full butler pantry with wine fridge, microwave, freezer, built-in coffee machine (self-filling), secondary dishwasher. The suite also features two 8K TV's, Lutron home automation for your blinds, lighting, & Sonos amps/speakers. Jayman BUILT community has the best location, directly adjacent to Calgary's largest lake, the last of its kind, and an award-winning community of Mahogany. Only condo community on a lake. Impressive landscaping matches the picturesque views from your future backyard, with fountains, park benches, bridges, pathways & raised planters. The 40,000 sf amenity center speaks for itself. Activities are available for all interests & hobbies. Including a swimming pool with/ a 2-story water slide, golf simulator, fitness center, movie theatre, and so much more... 24-hour, 7-day-a-week security & concierge service. This home features an open floor plan maximizing your lifestyle experience while in true Jayman Core Performance Fit

and Finish. All homes include exceptional building specifications, including solar panels on every building, forced air, heat + air conditioning, triple pane windows, Vancouver-inspired architecture with oversized covered balconies, and hardie board siding with Extensive brick & stone masonry. Indeed a one of a kind experience, join the select few who will call Calligraphy 3 Building their home. Winter eliminated-1292 underground parking stalls just for our residents but also their guests & visitors with extensive pedestrian +15 skywalks & underground passageways. 200 visitor parking stalls located in the heated, underground parkade. 10 short-term stay hotel suites, 12 electric dual car chargers, 4 restaurants, Chairman's Steakhouse, our highest amenity & Alvin's Jazz Club. Plus, Analog Coffee, Chopped Leaf, Diner Deluxe, Village Medical, Mahogany Village Dental, Sphere Optometry, Active Sports Therapy, JC Spa, PHI Medical Aesthetics, Moderna Cannabis, MASH Eats, Marble Slab, Dolphin Dry Cleaners, 5 Vines & Mode Fitness Studio, plus Pie Junkie and a daycare. Amazing \$8 Million on the surface & landscaping!