

**620, 122 Mahogany Centre SE  
Calgary, Alberta**

**MLS # A2160639**



**\$810,000**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	1,060 sq.ft.	<b>Age:</b>	2018 (6 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Electric Gate, Enclosed, Garage Door Opener, Heated Garage, Parkade, Pub		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Other	<b>Condo Fee:</b>	\$ 919
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Concrete, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters, Vinyl Windows		
<b>Inclusions:</b>	Key Fob(s)		

Welcome to the highly sought-after resort-style living in the prestigious Westman Village, where luxury meets convenience on the shores of Calgary's largest lake, Mahogany. This stunning 6th-floor corner penthouse in Calligraphy, offers unparalleled views and a serene lifestyle in an award-winning community. This bright and quiet 2-bedroom + den, 2-bathroom suite features modern touches throughout. The expansive living room, dining room, and second bedroom boast soaring 13-foot ceilings and floor-to-ceiling windows, creating a spacious and airy ambiance. The upgraded kitchen is a chef's delight, complete with premium appliances, including an induction electric range, and custom cabinetry. The master suite offers a private retreat with a large walk-in shower and extensive custom closet organizers. A second full bathroom with a tub serves the additional bedroom and guests. Enjoy the comfort of air conditioning and the luxury of two private decks facing north and east—perfect for morning coffee with a glimpse of the lake. Westman Village is more than just a home; it's a lifestyle. Residents enjoy exclusive access to a 40,000 sq. ft. amenity center, featuring a swimming pool with a two-story water slide, a state-of-the-art fitness center, a golf simulator, a movie theatre, and much more. The meticulously landscaped grounds include fountains, park benches, bridges, and walking paths that invite relaxation and recreation. Safety and convenience are paramount, with 24/7 security, concierge service, and extensive pedestrian skywalks and underground passageways. The penthouse includes two heated underground parking stalls conveniently located near the elevator, pet washing station, and car wash, plus a dedicated storage locker. Living in Westman Village means being part of a vibrant community with an array

of dining and retail options just steps away. Enjoy fine dining at Chairman's Steakhouse, casual evenings at Alvin's Jazz Club, or a quick coffee at Analog Coffee. With 10 short-term stay hotel suites, multiple restaurants, boutique shops, a day care, and a medical spa, everything you need is at your fingertips. The unparalleled beauty of this community is highlighted by the \$8 million spent on landscaping, including nearly 6,000 trees and shrubs, multiple fountains, and lush gardens that make every stroll a pleasure. This is more than just a home—it's a one-of-a-kind living experience. Don't miss your chance to join the select few who call Calligraphy at Westman Village home.