

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

MLS # A2160639



\$810,000

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

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