

# \$388,888 - 108, 2231 Mahogany Boulevard Se, Calgary

MLS® #A2203634

**\$388,888**

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          | \$388,888         |
| 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 | Elevator(s), Parking, Trash, Visitor Parking, Beach Access, Bicycle Storage, Clubhouse, Community Gardens, Car Wash, Fitness Center, Gazebo, Game Court Interior, Indoor Pool, Picnic Area, Playground, |
|-----------|---|



|                |   |
|----------------|---|
|                | Pool, Park, Party Room, Racquet Courts, Recreation Facilities, Roof Deck, Recreation Room, Snow Removal |
| Parking Spaces | 1   |
| Parking        | Underground, Parkade  |
| # of Garages   | 1   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Elevator, No Animal Home |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Central Air Conditioner    |
| Heating           | Baseboard  |
| Cooling           | Central Air  |
| # of Stories      | 6  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Balcony, BBQ gas line, Courtyard, Private Entrance, Playground |
| Construction      | Concrete   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 27th, 2025 |
| Days on Market | 36               |
| Zoning         | DC               |
| HOA Fees       | 437              |
| HOA Fees Freq. | ANN              |

### Listing Details

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

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