

# \$374,777 - 503, 122 Mahogany Centre Se, Calgary

MLS® #A2218773

**\$374,777**

1 Bedroom, 1.00 Bathroom, 565 sqft

Residential on 0.10 Acres

Mahogany, Calgary, Alberta

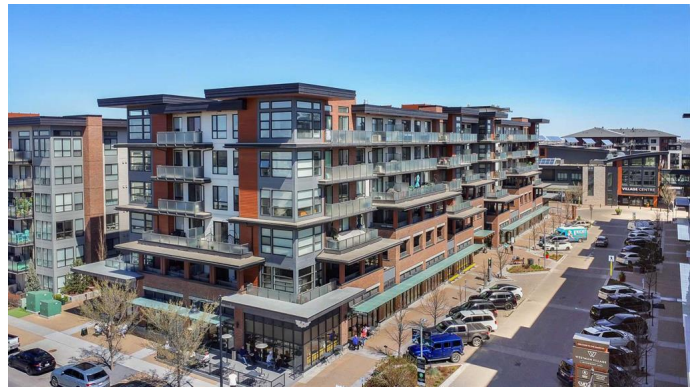
Welcome to Westman Village â€” where lifestyle and location meet!

This beautifully designed 5th-floor condo in the sought-after Calligraphy building is the perfect fit for an individual or couple looking to make the most of both comfort and convenience. Thoughtfully laid out, this home features a full kitchen with stone counters, rich mocha cabinetry, high ceilings, and a breakfast bar thatâ€™s ideal for casual dining. The upgraded flooring adds a modern touch, and the spacious media area opens directly onto your bright, south-facing deckâ€”perfect for relaxing or to entertain.

You'll also love the versatile dining area or den, complete with privacy doors, and a large primary bedroom offering plenty of closet space. Additional features include in-suite laundry with storage, air conditioning, and heated underground parking.

But what truly sets this home apart is its unbeatable locationâ€”just steps from Main Streetâ€™s vibrant shops, restaurants, and services. And with exclusive access to the incredible 80,000 sq ft amenity centre, youâ€™ll enjoy everything from fitness facilities to entertainment areasâ€”accessible year-round via heated underground walkways.

This is more than a homeâ€”itâ€™s a lifestyle. Book your showing today and take your time exploring everything Westman Village has to



offer.

Built in 2018

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2218773          |
| Price          | \$374,777         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 565               |
| Acres          | 0.10              |
| Year Built     | 2018              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 503, 122 Mahogany Centre Se |
| Subdivision | Mahogany                    |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3M 2Y1                     |

**Amenities**

|                |                                                                                                                                                                                                               |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Guest Suite, Park, Parking, Party Room, Playground, Recreation Facilities, Recreation Room, Visitor Parking, Game Court Interior, Indoor Pool, Picnic Area, Pool, Racquet Courts |
| Parking Spaces | 1                                                                                                                                                                                                             |
| Parking        | Parkade, Underground, Heated Garage                                                                                                                                                                           |

**Interior**

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Stone Counters, Low Flow Plumbing Fixtures |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer                                                          |

|              |                      |
|--------------|----------------------|
| Heating      | Fan Coil, Forced Air |
| Cooling      | Central Air          |
| # of Stories | 6                    |

## Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Balcony, Barbecue, Garden         |
| Lot Description   | City Lot                          |
| Roof              | Other                             |
| Construction      | Brick, Composite Siding, Concrete |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 7th, 2025 |
| Days on Market | 106           |
| Zoning         | DC            |
| HOA Fees       | 450           |
| HOA Fees Freq. | ANN           |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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