

# \$735,000 - 212, 12 Mahogany Path Se, Calgary

MLS® #A2219872

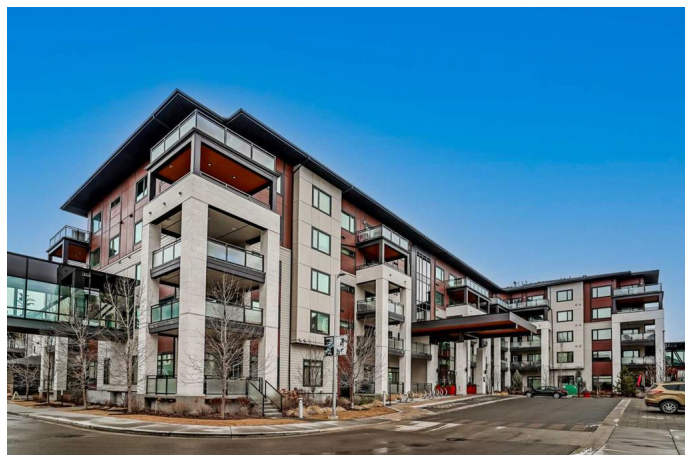
**\$735,000**

2 Bedroom, 2.00 Bathroom, 971 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

Experience the pinnacle of resort-style retirement in Calgary's most desirable lakeside community—Westman Village. Located in the exclusive 55+ building, this nearly 1,000 sq. ft. 2-bedroom, 2-bathroom air-conditioned condo offers a thoughtfully designed open-concept layout perfect for downsizing without compromise. The unit is fully wheelchair accessible, featuring wide hallways and doorways, including a primary ensuite designed for easy mobility with direct countertop access. The stunning kitchen showcases quartz countertops, stainless steel appliances, and an eat-up island, seamlessly connecting to the dining and living areas. The spacious primary bedroom leads to a large 3-piece ensuite and an oversized walk-in closet. The versatile second bedroom, currently used as a sitting room or guest space, includes a convenient Murphy bed and is situated next to a full 4-piece bathroom. Rare for condo living, this home also boasts a generous laundry room and a large storage/coat closet. Enjoy views of Mahogany Lake and benefit from a titled underground parking stall with an additional storage locker. Westman Village offers more than just a place to live—it's a vibrant, amenity-rich community. The 40,000 sq. ft. Village Centre, connected via a weather-protected +15 walkway, features an indoor pool, hot tub, steam room, gym, walking track, theatre, woodworking shop, art studio, library, party room, golf simulator, and so much more. Concierge service (7 a.m. – 7 p.m.)



11 p.m.) and 24/7 security ensure peace of mind. Outside your door, enjoy beautifully landscaped pathways around Mahogany Lake, access to the Mahogany Beach Club, and nearby shops including Sobeysâ€”all within walking distance. Whether relaxing or staying active, Westman Village offers a lifestyle of unparalleled luxury, convenience, and community connection.

Built in 2018

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2219872          |
| Price          | \$735,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 971               |
| Acres          | 0.00              |
| Year Built     | 2018              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 212, 12 Mahogany Path Se |
| Subdivision | Mahogany                 |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3M 3A4                  |

**Amenities**

|                |   |
|----------------|---|
| Amenities      | Clubhouse, Park, Parking, Party Room, Recreation Facilities, Secured Parking, Storage, Trash, Visitor Parking, Beach Access, Dog Park, Dog Run, Indoor Pool, Recreation Room, Spa/Hot Tub, Workshop |
| Parking Spaces | 1   |
| Parking        | Underground   |

|              |     |
|--------------|-----|
| # of Garages | 1   |
| Has Pool     | Yes |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | See Remarks  |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Fan Coil, Natural Gas  |
| Cooling           | Central Air  |
| # of Stories      | 6  |

### Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | Balcony, Courtyard, Dog Run, Storage |
| Roof              | Asphalt Shingle                      |
| Construction      | Brick, Composite Siding, Wood Frame  |
| Foundation        | Poured Concrete                      |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 22             |
| Zoning         | DC             |
| HOA Fees       | 437            |
| HOA Fees Freq. | ANN            |

### Listing Details

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

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