

# \$715,000 - 414, 24 Mahogany Path Se, Calgary

MLS® #A2224162

**\$715,000**

2 Bedroom, 2.00 Bathroom, 987 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

Welcome to a rare opportunity in one of Calgary's most prestigious adult communities—Westman Village. Located in the exclusive Odyssey building for residents 55+, this nearly 1,000 sq. ft. 2-bedroom, 2-bathroom condo offers the perfect blend of luxury, comfort, and functionality—plus stunning MOUNTAIN VIEWS and a shaded, SOUTH FACING balcony. Designed with accessibility in mind, the unit features wide doorways and hallways, making it wheelchair-friendly throughout. Inside, you'll be greeted by 9-foot ceilings, and a modern aesthetic that feels both timeless and welcoming. The kitchen is designed to impress with ceiling-height cabinetry, gleaming QUARTZ countertops, stainless steel appliances, and stylish finishes throughout. Whether you're whipping up a casual meal or hosting a dinner party, this kitchen offers both beauty and functionality. The adjacent living and dining areas are bathed in natural light, creating a warm, open space perfect for entertaining guests or simply enjoying a quiet evening at home. The primary suite easily accommodates a king-size bed and offers a generous walk-in closet, along with a spa-inspired ensuite featuring a stand-up shower and DUAL VANITIES. On the opposite side of the unit, a second bedroom and full bath (complete with accessible tub/shower combo) offer privacy for guests or flexibility for a home office setup. Step outside to your private outdoor oasis—nearly 200 sq. ft. of



beautifully upgraded space, perfect for entertaining or relaxing in peace. This oversized SOUTH FACING balcony captures all-day sun and boasts breathtaking MOUNTAIN VIEWS—the ideal setting for morning coffee, evening wine, or hosting a BBQ with friends. With a gas line already installed, setting up your grill is effortless, making it perfect for entertaining guests or enjoying casual dinners outdoors. Whether you're gathering with guests or enjoying a quiet moment solo, this outdoor space truly sets the home apart. Thoughtfully designed for those looking to downsize without compromise, this home includes a range of practical features that make everyday living effortless. Stay comfortable year-round with AIR CONDITIONING and enjoy the peace of mind that comes with TITLED UNDERGROUND PARKING—complete with an attached, built-in storage unit, plus a separate dedicated STORAGE LOCKER for even more space. Whether it's seasonal gear, personal keepsakes, or overflow items, you'll have all the room you need to stay organized and clutter-free. As a resident of Westman Village, you'll have access to over 40,000 sq. ft. of amenities via a weather-protected +15 walkway. From a full fitness center, pool, and theatre to woodworking, art studios, a golf simulator, and concierge services—this is lifestyle living at its finest. INSUITE SERVICES are also available, offering added convenience for everything from housekeeping to meal delivery, helping you enjoy a truly maintenance-free lifestyle. Security is on-site 24/7, ensuring peace of mind.

Built in 2019

## **Essential Information**

MLS® #

A2224162

Price	\$715,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	987
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	414, 24 Mahogany Path Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3H6

### Amenities

Amenities	Bicycle Storage, Car Wash, Elevator(s), Fitness Center, Parking, Party Room, Recreation Room, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking, Guest Suite, Indoor Pool, Playground
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	Closet Organizers, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s), Recreation Facilities
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
# of Stories	5

### Exterior

Exterior Features	Balcony, BBQ gas line
Roof	Asphalt Shingle

Construction	Brick, Composite Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 29th, 2025
Days on Market	60
Zoning	DC
HOA Fees	437
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	eXp Realty
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