

# \$489,900 - 304, 122 Mahogany Centre Se, Calgary

MLS® #A2261864

**\$489,900**

2 Bedroom, 1.00 Bathroom, 655 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

Lake Lifestyle | Resort-Style Amenities | Underground Parking - Welcome to Calligraphy at Westman Village in the heart of Mahogany, Calgaryâ€™s premier lake community, where convenience meets resort living. This two-bedroom condo offers a functional layout with thoughtful upgrades, including central air conditioning, and access to unparalleled amenities. There is truly nothing else like this complex in the city. The open-concept main living space is filled with natural light and features a modern kitchen with stainless steel appliances, stone counters, and a large peninsula. Adjacent to the kitchen, the spacious laundry room doubles as a pantry with plenty of storage. The living and dining areas flow seamlessly, creating the perfect setting for both everyday living and entertaining. The private second bedroom offers flexible space for a home office or guest room, while the primary bedroom includes a large window, ample walk-in closet, and easy access to the modern 4-piece bath. Step outside to enjoy a massive private and covered balcony, ideal for relaxing or entertaining year-round. Take advantage of Westman Villageâ€™s unmatched amenities: an indoor pool with waterslide, state-of-the-art fitness centre, wine cellar, golf simulator, theatre room, demonstration kitchen, workshop, parks, and more. Stroll the landscaped pathways around Mahogany Lake, relax on the beach, or explore local shops and dining right at your doorstep. With secure



underground parking, on-site concierge, air conditioning for year-round comfort, and countless community activities, this is more than a home—it's a lifestyle. Perfect for professionals, downsizers, or anyone seeking a vibrant community with convenience and recreation at its core. Book your showing today and experience the best of Mahogany living at Westman Village.

Built in 2018

### Essential Information

MLS® #	A2261864
Price	\$489,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	655
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	304, 122 Mahogany Centre Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2Y1

### Amenities

Amenities	Elevator(s), Fitness Center, Indoor Pool, Park, Parking, Party Room, Playground, Recreation Room, Visitor Parking, Game Court Interior, Guest Suite, Picnic Area, Racquet Courts, Workshop
Parking Spaces	1
Parking	Titled, Underground

## Interior

Interior Features	Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air
Cooling	Central Air
# of Stories	6

## Exterior

Exterior Features	Balcony
Construction	Brick, Composite Siding, Concrete

## Additional Information

Date Listed	October 3rd, 2025
Days on Market	8
Zoning	DC
HOA Fees	437
HOA Fees Freq.	MON

## Listing Details

Listing Office	MaxWell Capital Realty
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.