

# \$799,900 - 301, 2231 Mahogany Boulevard Se, Calgary

MLS® #A2214502

**\$799,900**

2 Bedroom, 2.00 Bathroom, 1,050 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

**\*\*LAKE FRONT & BEACH VIEWS\*\*** Welcome to the highly sought-after, always in-demand resort-style living in beautiful Westman Village. The all-ages condo is ideally situated on the shores of Mahogany Lake with extensive walking paths, sandy beaches, and 4 seasons of activities! This bright, beautiful, and nicely upgraded 3rd-floor corner suite is built to Jayman's™ high standard and finish level and is located in Calligraphy III with million-dollar views. It features two spacious bedrooms, with the Primary Suite showcasing a lovely extended living area, ideal for a personal space or media area to enjoy, complemented with a full ensuite with a large walk-in oversized shower. The 2nd bedroom is perfect for family & guests or creatively used for a home office, providing abundant light throughout the day. The expansive main living area on the corner offers ample stacked windows, allowing you to fully appreciate the elevation, inviting the outside in & the stunning bright color palette highlights your upgraded appliances, elegant stone counter & stylish décor. In-suite laundry, spacious foyer, and upgraded pantry included. In addition, TWO TITLED underground parking stalls, including a RARE oversized truck-sized stall. This Jayman BUILT community with the best location, directly adjacent to Calgary's™ largest lake, the last of its kind, an award-winning community of Mahogany & only resort community on a lake. Impressive landscaping matches the picturesque views



from your future backyard, with fountains, park benches, bridges, pathways & raised planters. The 40,000sf amenity center speaks for itself. Activities are available for all interests & hobbies. Including a swimming pool w/a 2 story water slide, golf simulator, fitness centre, movie theatre & so much more! 24-hour, 7-day a week security & concierge service. All homes include exceptional specifications, including solar panels on every building, forced air, heat, air conditioning, triple pane windows, Vancouver-inspired architecture with oversized covered balconies, and Hardie board siding with extensive brick & stone masonry. Truly a one-of-a-kind experience, join the select few who will call CALLIGRAPHY their home. Winter eliminated-1292 underground parking stalls-not just for our residents but also their guests & visitors with extensive pedestrian +15 skywalks & underground passageways. 200 visitor parking stalls located in the heated, underground parkade. 10 short-term stay hotel suites, 4 indoor electric dual car chargers, 3 restaurants, Alvin's Jazz Club (casual-upscale jazz bar), Chairman's Steakhouse, our highest amenity & Diner Deluxe. Plus, Analog Coffee, Chopped Leaf, Village Medical, Mahogany Village Dental, Sphere Optometry, Moderna Cannabis, MASH Eats, Marble Slab, Dolphin Dry Cleaners, 5 Vines & Mode Fitness Studio, Pie Junkie, a day care & a medical spa. Amazing \$8 Million spent on the surface & landscaping: 596 Trees, 8019 shrubs, 1940 grasses, 4292 perennials, 10 fountains onsite... Nothing Compares!

Built in 2018

### **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | A2214502  |
| Price    | \$799,900 |
| Bedrooms | 2         |

|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,050             |
| Acres          | 0.00              |
| Year Built     | 2018              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 301, 2231 Mahogany Boulevard Se |
| Subdivision | Mahogany                        |
| City        | Calgary                         |
| County      | Calgary                         |
| Province    | Alberta                         |
| Postal Code | T3M 3E1                         |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Elevator(s), Fitness Center, Guest Suite, Party Room, Playground, Pool, Gazebo, Recreation Room   |
| Parking Spaces | 2   |
| Parking        | Heated Garage, Secured, Titled, Underground, Electric Gate, In Garage Electric Vehicle Charging Station(s), Guest, Oversized, Public Electric Vehicle Charging Station(s) |
| Is Waterfront  | Yes   |
| Waterfront     | Beach Access, Lake Front, Lake Privileges, Waterfront   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Built-in Features, Closet Organizers, High Ceilings, Open Floorplan, Vinyl Windows, Walk-In Closet(s), Stone Counters |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer  |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| # of Stories      | 6   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Courtyard, Dog Run, Fire Pit, Lighting, Playground, Covered Courtyard, Rain Gutters |
|-------------------|---|

|                 |  |
|-----------------|--|
| Lot Description | Street Lighting, Views, Close to Clubhouse |
| Roof            | Tar/Gravel                                 |
| Construction    | Composite Siding, Stone, Wood Frame        |
| Foundation      | Poured Concrete                            |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 9                |
| Zoning         | DC               |
| HOA Fees       | 428              |
| HOA Fees Freq. | ANN              |

### **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Jayman Realty Inc. |
|----------------|--------------------|

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