

**313, 11 Mahogany Circle SE
Calgary, Alberta**

MLS # A2181901



\$429,900

Division:	Mahogany		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	650 sq.ft.	Age:	2018 (6 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 567
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Elevator, Granite Counters, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

Inclusions: None

This beautiful state of the art, lovely Unit in WESTMAN VILLAGE, 1 Bedroom plus Den, 1 Full Washroom with titled underground parking, is situated in the heart of award-winning community of Mahogany, where people live to be one of the most sought lifestyles in Calgary - Westman Village; where everything you need is just within your reach. As you enter, you will feel the warm spacious living room, with natural light, with modern superb kitchen with quartz countertops. You have engineered hardwood in your flooring and shaker cabinetry. Flat top 5 burner stove with Stainless Appliances. Master Bedroom has walk in closet, with air conditioning that you can enjoy comes summer. Plus, a Den, that you can use as your office. Above all, 40,000 square feet of top-notch amenities. To name a few - swimming pool with 2 story water slide, golf simulator, fitness center, movie theater, library, game room, industrial kitchen, party room, billiards, hot tub, steam room, gymnasium, billiards darts, crafts room, walking track, wine room, fire pit, playground, car wash, dog wash and many more, plus 24 hour, 7 days a week security & concierge services, maximizing one of a kind lifestyle experience. You have your +15 Skywalks and underground passageways, with 200 Parking Stalls and a short-term hotel suite. Also, located in the complex are your favorite's retailers, amenities, restaurants. Most importantly, just steps to the beach to enjoy access to Mahogany Lake with canoes, paddleboats/boards and the Mahogany Beach Club and Recreation Center. Truly a Lifestyle.