

# \$650,000 - 112, 24 Mahogany Path Se, Calgary

MLS® #A2268102

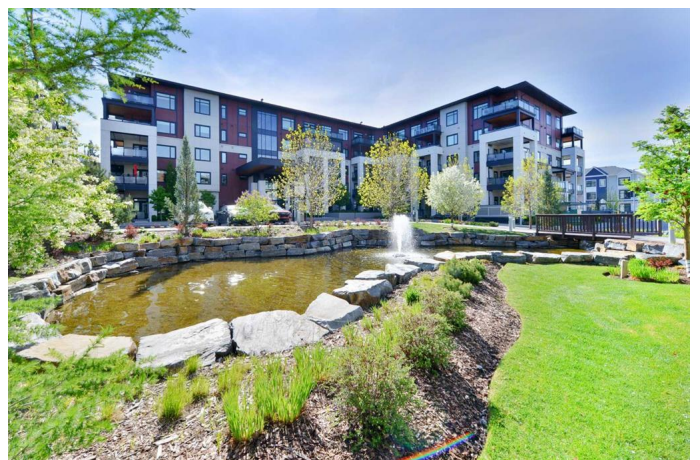
## \$650,000

2 Bedroom, 2.00 Bathroom, 962 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

Discover the ultimate resort-style living in Westman Village, Calgary's most sought-after lakeside community. Nestled in the exclusive 55+ building, this south-facing, nearly 1,000 sq. ft. ground floor home offers 2 bedrooms, 2 bathrooms, 2 TITLED parking stalls, soaring 12-foot ceilings, and a private exterior door for easy access for visitors or dog walks. This home offers an elevated lifestyle for those looking to downsize without compromise. The unit and building are wheelchair accessible with wide hallways & doorways. From the moment you enter this sun-soaked home, the soaring ceilings and bright, modern finishes create a warm and inviting atmosphere. The open-concept kitchen is beautifully designed with sleek cabinetry, quartz countertops, and high-end finishes, making it as functional as it is elegant. The spacious living and dining areas are ideal for entertaining or quiet evenings at home. The spacious primary bedroom can easily fit a king-sized bed. The large primary ensuite features a large walk-in shower and modern finishes, and the double closets offer ample storage. The second bedroom and bathroom are on the opposite side of the unit and provide the option for a den, media room or office space. A true standout feature of this home is the massive outdoor patio that offers 232 feet of additional living space and direct access for your visitors. For added convenience, this unit includes two storage spaces, one in the parking stall and a 6x6



storage unit with easy elevator access. The 40,000 sq. ft. Village Centre is connected via a +15, 2nd-floor indoor walkway with a party/social room, a billiards room, a fully equipped wood working shop, an art room, a golf simulator, a theatre, a fitness center, and more. The Village Centre includes Concierge services (7am to 11pm) and 24/7 security. If you're looking for a welcoming, low-maintenance, & upscale place to call home, this is your chance to experience the best in 55+ living!

Built in 2020

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2268102          |
| Price          | \$650,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 962               |
| Acres          | 0.00              |
| Year Built     | 2020              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 112, 24 Mahogany Path Se |
| Subdivision | Mahogany                 |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3M3H6                   |

### Amenities

|           |                                                                                                                                       |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Clubhouse, Elevator(s), Fitness Center, Party Room, Playground, Recreation Facilities, Recreation Room, Snow Removal, Storage, Trash, |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------|

|                |                                                                               |
|----------------|-------------------------------------------------------------------------------|
|                | Visitor Parking, Car Wash, Gazebo, Game Court Interior, Indoor Pool, Workshop |
| Parking Spaces | 2                                                                             |
| Parking        | Parkade, Titled                                                               |
| # of Garages   | 2                                                                             |

### Interior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Double Vanity, No Smoking Home, Quartz Counters, Separate Entrance, Storage, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings                                         |
| Heating           | Hot Water                                                                                                                         |
| Cooling           | Central Air                                                                                                                       |
| # of Stories      | 5                                                                                                                                 |

### Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | BBQ gas line, Courtyard, Dog Run, Storage |
| Lot Description   | Fruit Trees/Shrub(s), Landscaped, Gazebo  |
| Construction      | Mixed                                     |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 5th, 2025 |
| Days on Market | 3                  |
| Zoning         | DC                 |
| HOA Fees       | 437                |
| HOA Fees Freq. | ANN                |

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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.