105 2231 Mahogany Boulevard SE

Calgary | Active | MLS® A2333377

$369,000









Bedrooms	Bathrooms	Year Built	Living area
1	1	2018	563.76 sq. ft.

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

LUXURY LIVING HAS ARRIVED ... Are you ready for this??
Presenting this beautifully appointed GROUND FLOOR 1 BED + DEN LUXURY CONDO. This home offers much more than a place to live - it delivers an unmatched lifestyle. Inside, this beautifully finished unit features LVP flooring, QUARTZ countertops, stainless steel appliances, in suite laundry, extra storage and a versatile DEN that's perfect as an office or guest room. Beating the heat of the summer with centralized AC. The spacious PATIO includes a PRIVATE GATE allowing direct access without entering through the main building, and you are just steps from Mahogany Lake with FULL LAKE privileges. Plus the titled UNDERGROUND PARKING. Experience the ultimate in RESORT- STYLE LIVING at the award-winning Westman Village in Calgary’s prestigious Mahogany Lake Community. From full concierge service and world-class amenities to private lake access, every day feels like you’re living at a five-star resort. Imagine starting your mornings with a workout in the state-of-the-art FITNESS CENTER, relaxing in the 2 INDOOR POOLS & HOT TUB SPA, enjoying a movie in your PRIVATE THEATER , or ending the day with dinner just steps away at one of the community’s renowned restaurants-all without leaving your neighbourhood. The impressive Village Center also features a FULL SIZED BASKETBALL & PICKLE BALL COURT, GOLF SIMULATOR, PARTY ROOM with 2 POOL TABLES & DARTS, ENTERTAINMENT KITCHEN, LIBRARY, BOARDROOM, SOCIAL LOUNGE, INDOOR WALKING TRACK, CHIRLDREN'S CRAFT ROOM, WOOD WORKING ROOM SHOP, A TERRACE BAR AND A MARKET PLACE, PET WASH & CAR WASH and much much more. Whether you’re looking for your dream home, a stylish downsizing opportunity, or an exceptional investment, this is one you simply cannot miss.. Everything you’ve been waiting for. FREE ONE YEAR CONDO FEE! Report on Condo Docs Review available. Move right in and just enjoy! Luxury. Lifestyle. Location!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2333377
Bedrooms	1
Bathrooms	1
Year Built	2018
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No

Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	563.76 sq. ft.
Main Level Finished Area:	563.76 sq. ft.
Condo Fee:	$529.00
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Heat, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Residential Manager, Security, Sewer, Snow Removal, Trash
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	0 sq. ft.
Front Exposure:	West
Unit Exposure:	West
Floor Location:	Ground
Entry Level:	2
Stories Total:	6
Levels:	Single Level Unit
End Unit:	2+ Common Walls, No One Below
Total Rooms Above Grade:	4
Year built:	2018 (Age: 8)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0

Plan:	1811825
Heating:	Forced Air, Natural Gas
Builder:	JAYMAN BUILT
New Constr.:	No
Construction Material:	Brick, ICFs (Insulated Concrete Forms), Mixed
Structure Type:	Low Rise (2-4 stories)
Ensuite:	No
Flooring:	Tile, Vinyl Plank
Cooling:	Central Air
Fireplaces:	0
Garage:	No
Garage Spaces:	1
Parking:	Off Street, Parkade, Titled, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit, Laundry Room
HOA Fee:	$499.00
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	Calligraphy - Westman Village
Community:	Mahogany
Amenities:	Beach Access, Boating
Appliances:	Central Air Conditioner, Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked
Inclusions:	All furnishings included without additional value to the property.
Restrictions:	Condo/Strata Approval

Pets Allowed:	Restrictions, Cats OK, Dogs OK
Main Floor	Living Room · 11'4" × 9'6" ·
Main Floor	Kitchen · 12'6" × 11'9" ·
Main Floor	Bedroom · 9'5" × 9'2" ·
Main Floor	Office · 9'1" × 7'9" ·
Main Floor	Laundry · 7'8" × 5'1" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Fishing, Lake, Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Quartz Counters
Exterior Features:	Balcony, BBQ gas line, Private Entrance, Private Yard
Patio And Porch Features:	Enclosed
Lot Features:	Front Yard
Pool Features:	Heated, Indoor, Pool/Spa Combo
Waterfront Features:	Beach Access, Lake Privileges
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	DC
Listed Date:	Jul 30, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/105-2231-mahogany-boulevard-se-calgary-a2333377/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 10:05 AM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® 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.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.