603 2231 Mahogany Boulevard SE

Calgary | Active | MLS® A2353010

$749,800









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2018**	**958.35 sq. ft.**

Your next move starts with a conversation.

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Listed by The Real Estate District

A closer look

A rare opportunity to own a top-floor residence in Calligraphy III, one of the most desirable buildings in Westman Village! This sixth-floor unit is one of only six residences on the floor, offering exceptional privacy and one of the quietest living environments in the community, with no neighbours above. This bright and spacious 2-bedroom, 2-bathroom home also features TWO titled parking stalls, a dedicated den/home office, and an expansive west-facing balcony with beautiful mountain and city views. The thoughtfully designed layout maximizes both natural light and functionality. Large west-facing windows fill the living and dining areas with afternoon sunshine, while the large U-shaped kitchen offers abundant counter space, upgraded cabinetry, and a breakfast bar. The primary bedroom comfortably accommodates a king-sized bed and features a spacious walk-in closet and a private 3-piece ensuite. The second bedroom is thoughtfully positioned on the opposite side of the home for added privacy, with a full 4-piece bathroom conveniently nearby. The dedicated den features oversized windows and makes an ideal home office, while a dedicated storage and laundry area add to the everyday functionality of the unit. Step outside onto the extra-long, covered west-facing balcony, where you can take in beautiful sunsets, mountain views, and city vistas. Two titled underground parking stalls, both capable of accommodating full-size trucks or large SUVs, are a rare and valuable feature of the unit, each valued at $35,000 according to current City of Calgary tax assessments. Westman Village offers an unparalleled lifestyle centred around its impressive 40,000-square-foot Village Centre, with an incredible collection of amenities including an indoor pool, hot tub and steam room, fitness centre, gymnasium, movie theatre, virtual golf simulator, party room, billiards lounge, craft room, woodworking shop, library, gardening room, indoor walking track, wine room, outdoor fire pit, playground, car wash, dog wash, and EV charging stations. The community is also home to popular destinations including Chairman’s Steakhouse and Alvin’s Jazz Club, with Sobeys and additional shopping and services just a short five-minute walk away. Located on the shores of Mahogany Lake, residents enjoy scenic pathways, lakeside living, and access to the Mahogany Beach Club and its year-round recreational amenities. You aren’t simply buying a home. You’re buying into a lifestyle, one centred around connection, convenience, recreation, and enjoying where you live.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2353010
Bedrooms	2
Bathrooms	2
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-Penthouse
Total Living Area:	958.35 sq. ft.
Condo Fee:	$883.01
Condo Fee Includes:	Common Area Maintenance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal, Trash, Water
HOA Fee Frequency:	Annually
Front Exposure:	West
Unit Exposure:	West
Floor Location:	Top
Entry Level:	6
Stories Total:	6
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	2018 (Age: 8)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	1811825

Heating:	Central
New Constr.:	No
Construction Material:	Composite Siding, Stone, Wood Frame
Structure Type:	High Rise (5+ stories)
Roof:	Tar/Gravel
Ensuite:	Yes
Flooring:	Tile, Vinyl Plank
Cooling:	Central Air
Fireplaces:	0
Garage:	No
Parking:	Stall, Underground
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit
HOA Fee:	$452.64
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	Calligraphy - Westman Village
Community:	Mahogany
Amenities:	Car Wash, Clubhouse, Community Gardens, Elevator(s), Fitness Center, Gazebo, Indoor Pool, Park, Parking, Party Room, Playground, Recreation Facilities, Recreation Room, Secured Parking, Snow Removal, Visitor Parking, Workshop
Appliances:	Dishwasher, Double Oven, Electric Stove, Refrigerator, Washer/Dryer
Inclusions:	None
Restrictions:	Board Approval
Pets Allowed:	Restrictions
Main Floor	Bedroom · 13'6" × 11'2" ·

Main Floor	Dining Room · 15'5" × 6'9" ·
Main Floor	Kitchen · 14'10" × 10'1" ·
Main Floor	Living Room · 11'7" × 10'5" ·
Main Floor	Office · 8' × 7'8" ·
Main Floor	Bedroom - Primary · 12'8" × 9'11" ·
Main Floor	Storage · 8'6" × 5'1" ·
Main Floor	Walk-In Closet · 8' × 5'11" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Fishing, Lake, Park, Playground, Pond, Schools Nearby, Shopping Nearby, Sidewalks, Tennis Court(s), Walking/Bike Paths
Interior Features:	Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks
Exterior Features:	Balcony, BBQ gas line
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	DC
Listed Date:	Oct 17, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/603-2231-mahogany-boulevard-se-calgary-a2353010/

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