

# \$489,900 - 409, 12 Mahogany Path Se, Calgary

MLS® #A2190405

**\$489,900**

1 Bedroom, 1.00 Bathroom, 748 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

Welcome to resort living on Mahogany Lake at Westman Village! Located in the Odyssey Buildings, a 55+ adult only building. This one bedroom, one bathroom unit has a large sized living room with separate dining area for the family gatherings. The kitchen has plenty of counter space as well as lots of cupboards and drawers. There is a laundry room with more additional storage and can also serve as a pantry, with room for a small freezer. The large primary bedroom will accommodate a king-sized bed and has easy access with a walk thru closet to your bathroom. The bathroom has a walk-in shower with no transition flooring. The unit also has an underground titled parking stall, with cage storage, as well as a 99-year lease on a separate storage unit. Now let's talk about the 40,000SF Village Centre and its many amenities, all connected by the Plus 15 and underground walkways. You will be able to enjoy the lane pool, activity pool, hot tub, steam room, exercise room, full gymnasium, theatre, industrial kitchen, virtual golf, party room, billiards and darts, craft room, woodworking shop, library, green thumb room, walking track, wine room, fire pit, playground, car wash, dog wash and there are electric vehicle charging stations. Also located in the complex are your favourite retailers, restaurants, amenities. A 5-minute walk to Sobeys and more shops. The complex is located on Mahogany Lake with its unique pathways. You will be able to enjoy the



Mahogany Beach Club and all it has to offer.  
Call today and come have a lookâ€™..donâ€™t  
just move to a condo, move to a lifestyle!  
Welcome Home!

Built in 2018

### Essential Information

|                |                |
|----------------|----------------|
| MLS® #         | A2190405       |
| Price          | \$489,900      |
| Bedrooms       | 1              |
| Bathrooms      | 1.00           |
| Full Baths     | 1              |
| Square Footage | 748            |
| Acres          | 0.00           |
| Year Built     | 2018           |
| Type           | Residential    |
| Sub-Type       | Apartment      |
| Style          | High-Rise (5+) |
| Status         | Active         |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 409, 12 Mahogany Path Se |
| Subdivision | Mahogany                 |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3M 3A4                  |

### Amenities

|                |                                                                                                                                                                                                                                                                                     |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Car Wash, Dog Run, Elevator(s), Fitness Center, Indoor Pool, Parking, Party Room, Playground, Recreation Facilities, Spa/Hot Tub, Visitor Parking, Workshop, Beach Access, Bicycle Storage, Clubhouse, Community Gardens, Gazebo, Guest Suite, Pool, Roof Deck, Snow Removal, Trash |
| Parking Spaces | 1                                                                                                                                                                                                                                                                                   |
| Parking        | Parkade, Underground                                                                                                                                                                                                                                                                |
| # of Garages   | 1                                                                                                                                                                                                                                                                                   |

### Interior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | Open Floorplan, Quartz Counters, Breakfast Bar, Closet Organizers, Pantry, Storage                      |
| Appliances        | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Forced Air, Fan Coil                                                                                    |
| Cooling           | Central Air                                                                                             |
| # of Stories      | 5                                                                                                       |

## Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Balcony                               |
| Roof              | Membrane                              |
| Construction      | Cement Fiber Board, Stone, Wood Frame |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 5th, 2025 |
| Days on Market | 45              |
| Zoning         | DC              |
| HOA Fees       | 428             |
| HOA Fees Freq. | ANN             |

## Listing Details

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

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