

# \$479,900 - 415, 24 Mahogany Path Se, Calgary

MLS® #A2239009

**\$479,900**

1 Bedroom, 1.00 Bathroom, 648 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

**\*\*Don't miss the Virtual Tour showcasing every detail of this beautiful home!\*\*** Welcome to luxurious 55+ living in the heart of Mahogany's award-winning Westman Village. This beautifully appointed one-bedroom, one-bathroom condo is located on the fourth floor of Odyssey II, the exclusive adult-living enclave within the community. Designed with both sophistication and comfort in mind, this bright, quiet unit boasts high ceilings, triple-pane windows, air conditioning, and elegant finishes throughout. The open-concept layout features luxury vinyl plank flooring, sleek white cabinetry, quartz countertops, and premium stainless steel appliances. A generous in-suite laundry room with built-in storage adds convenience, while the private balcony's complete with a gas line offers peaceful courtyard views. A titled, heated underground parking stall ensures comfort and ease during Calgary's winter months.

This home offers much more than just beautiful interiors—it's part of a truly unique resort-style community. Residents enjoy full access to the 40,000 sq. ft. Village Amenity Centre, connected via indoor skywalks and underground pathways. This state-of-the-art facility includes an indoor pool, hot tub, steam room, full fitness center, indoor walking track, golf simulator, theatre, woodworking shop, arts and crafts studio, library, demo kitchen, party rooms, private



wine room and more! Concierge service and 24/7 security provide peace of mind, while thoughtful extras like a car wash, dog wash, bicycle storage and EV charging stations make everyday living effortless. The impressive grounds feature stunning landscaping - including numerous fountains, bridges, and an abundance of beautiful gardens creating a tranquil and inviting environment. Westman Village offers a vibrant, walkable atmosphere with boutique shops, professional services, and exceptional dining options just steps from your door. Nestled next to Calgary's largest freshwater lake, Mahogany is a destination community offering unmatched natural beauty and year-round recreation. Residents enjoy access to scenic walking trails, parks, paddleboarding and kayaking in the summer, and skating or ice fishing in the winter. Don't miss your opportunity to be part of this exceptional resort-style community. Book your private showing today and discover why life at Odyssey in Westman Village is the pinnacle of luxury 55+ living in Calgary!

Built in 2020

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2239009          |
| Price          | \$479,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 648               |
| Acres          | 0.00              |
| Year Built     | 2020              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 415, 24 Mahogany Path Se |
| Subdivision | Mahogany                 |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3H 3A4                  |

## Amenities

|                |                                                                                                                                                                                                            |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Beach Access, Bicycle Storage, Car Wash, Clubhouse, Elevator(s), Fitness Center, Indoor Pool, Park, Parking, Recreation Facilities, Recreation Room, Secured Parking, Visitor Parking, Game Court Interior |
| Parking Spaces | 1                                                                                                                                                                                                          |
| Parking        | Parkade, Secured, Titled, Underground                                                                                                                                                                      |

## Interior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Open Floorplan, Stone Counters                                                    |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                       |
| Cooling           | Central Air                                                                                      |
| # of Stories      | 5                                                                                                |

## Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Courtyard    |
| Construction      | Composite Siding, Stone, Wood Frame |
| Foundation        | Poured Concrete                     |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 25              |
| Zoning         | DC              |
| HOA Fees       | 437             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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