

29 Mahogany Circle SE # 102 Calgary, AB T2M 2V7**Residential**
Active**A2233083****PD:****DOM:** 123**LP:** \$1,998,000.00**OP:** \$2,098,000.00

Class:	Apartment	City:	Calgary
County:	Calgary	Subdivision:	Mahogany
Type:	Low Rise (2-4 stories)	Ttl Beds:	3
Levels:	Multi Level Unit	F/H Bth:	3/1
Year Built:	2018	RMS SQFT:	1,259.34
LINC#:	0038261450	LP/SF:	\$1586.55
Arch Style:	Apartment-Multi Level Unit	Suite:	No
Possession:	Immediate, Negotiable	Lot Size:	SF SM
Lot Dim:		Lot Depth:	M '
Front Length:		Lot:	
Legal Desc:	1811601;48	Condo:	Yes
Legal Pln:	1811601 Blk:		
Zoning:	DC	Tax Amt/Yr:	\$10,939.00/2025
Title to Lnd:	Fee Simple	Loc Imp Amt:	
Disclosures:	No Disclosure	Front Exp:	N
Restrict:	Board Approval, Condo/Strata Approval, Pet Restrictions or Board approval Required, Restrictive Covenant-Building Design/Size		

Public Remarks: Welcome to a rare offering in Reflection at Westman Village, where elevated design meets effortless lakefront living. Perfectly positioned on the shores of Mahogany Lake, this impeccably designed walkout residence features over 2,380 sq ft of refined interior space and an expansive 725 sq ft of covered outdoor balcony—all with uninterrupted views of the water from both levels. Thoughtfully laid out for everyday comfort and exceptional entertaining, this 3-bedroom, 4-bathroom home blends modern elegance with timeless detail. The gourmet kitchen is a showstopper—featuring a bold cabinetry palette, gas cooktop, built-in wall ovens, premium appliances, and sleek designer finishes. The open-concept main floor is anchored by walls of windows that flood the home with natural light and draw your attention to the shimmering lake just beyond. Retreat to the luxurious primary suite, where you'll find private balcony access and a spa-inspired 5-piece ensuite complete with a deep soaker tub, dual vanities, walk-in shower, and thoughtful details that encourage rest and relaxation. The walkout lower level opens directly to Mahogany Lake, inviting you to step outside and enjoy the walking paths, parks, and serene waterfront that make this community so special. Whether you're entertaining on the terrace or enjoying a quiet morning coffee by the water, this is truly a home designed for connection—to nature, to neighbours, and to lifestyle. Living in Westman Village means access to a vibrant, maintenance-free lifestyle unlike anything else in Calgary. From the 40,000 sq ft amenity centre featuring a fitness studio, indoor pool with waterslide, golf simulator, wine room, art space, movie theatre, and more—to the rich dining and retail experiences including Chairman's Steakhouse, Alvin's Jazz Lounge, Analog Coffee, and a host of services just steps from your door. Enjoy the peace of mind that comes with 24/7 concierge and security, heated underground parking (for residents and guests), and a fully connected +15 skywalk and underground tunnel system. Every detail has been considered to create a truly effortless way of life. Whether you're downsizing, investing in your forever home, or simply seeking a higher standard of everyday living, this rare lakefront residence offers it all—with unparalleled views, sophisticated finishes, and a community designed to live well. A statement in luxury, lifestyle, and location—this is lakeside living at its finest. Welcome to Westman Village.

Directions:**Rooms & Measurements**

	1P	2P	3P	4P	5P	6P		Main:		Mtr2		SqFt
Baths:	0	1	1	0	0	0	Bed Abv: 1	Blw Grade: 104.76		Mtr2	1,127.62	SqFt
EnSt Bth:	0	0	1	0	1	0	Rms Abv: 4	Total AG: 117.00		Mtr2	1,259.34	SqFt

Garage Dims (L x W): 21' 1" x 19' 1"**Property Information**

Basement:	Full	Laundry Ft:	In Unit
Basement Dev:	Finished	Basement Ft:	Walk Out
Heating:	Fan Coil, Forced Air, Natural Gas	Cooling:	Central Air
Construction:	Cement Fiber Board, Stone, Wood Frame	Fireplaces:	0
Foundation:	Poured Concrete	Flooring:	Carpet, Hardwood, Tile
Exterior Feat:	Balcony, Covered Courtyard, Lighting, Private Entrance	Fencing:	
Roof Type:	Membrane	Balcony:	Balcony(s), Covered, Front Porch, Rear Porch
Reports:	Floor Plans, RMS Supplements, Title		
Parking:	Double Garage Attached, Garage Door Opener, Insulated, Public Electric Vehicle Charging Station(s), Side By Side	Total:	2
Features:	Bidet, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar		
Comm Feature:	Clubhouse, Fishing, Lake, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths		
HOA:	\$448.00/Annually		
HOA Include:	Amenities w/HOA, Lake Access, Recreation Facility		
Goods Include:	N/A		
Appliances:	Bar Fridge, Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer		
Other Equip:	Garage Door Opener		
Goods Exclude:	N/A		
Pool Features:	Heated, In Ground, Indoor		

Condo Information

Condo Name:	Reflection - Westman Village	Condo Fee:	\$2102.12/Monthly
Condo Type:	Conventional Condo	HOA:	Yes
Mgmt Co/Ph:	Simco Property Management/4032340166	Floor #:	1
Prk Plan Type:	Attached Garage	# Elevators:	1
Legal Desc:	1811601/48	Total Floors:	4
Prk Stall #:	No		

Legal Park:	Storage Type:	In Unit	Common Walls:	End Unit
Legal Stor:	Locker #:		Unit Exposure:	S
# of Units:	Registrd Size:	264.1	Unit Factor:	245
Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Insurance, Parking, Professional Management, Reserve Fund Contributions, Security Personnel, Snow Removal, Trash, Water			Prk Unit Factor:
Reg Size Incl:	Below Grade Area, Interior Above Grade			Floor Location: Ground
Assoc Amen:	Car Wash, Dog Park, Elevator(s), Fitness Center, Game Court Interior, Gazebo, Guest Suite, Indoor Pool, Park, Parking, Party Room, Picnic Area, Playground, Racquet Courts, Recreation Facilities, Recreation Room, Secured Parking, Snow Removal, Trash, Visitor Parking, Workshop			
Pets Allowed:	Restrictions, Cats OK, Dogs OK, Yes			

Printed Date: 10/28/2025 6:16:28 PM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).