

# \$429,000 - 707, 135 Mahogany Parade Se, Calgary

MLS® #A2188012

**\$429,000**

2 Bedroom, 3.00 Bathroom, 1,115 sqft

Residential on 0.00 Acres

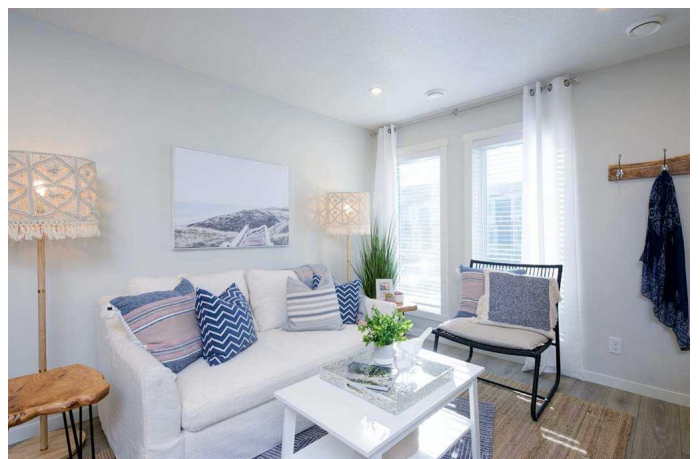
Mahogany, Calgary, Alberta

Located in Calgary's premier lake community, this two-storey home features a seamless open layout that integrates the kitchen, dining, and living areas, perfect for everyday life and entertaining. The kitchen has stainless steel appliances and an island with quartz countertops. Upstairs, you'll find two generously sized bedrooms with ensuite bathrooms and large closets, offering privacy and convenience. The upper floor also includes a laundry area, adding to the home's practicality. Superior insulation, exceeding building code by 40%, ensures that ZEN homes are quieter, more durable, and warmer than traditionally built homes. The house also includes a Fresh Air System (HRV) for improved indoor air quality and energy-efficient features like double-coated, triple-pane windows and extra insulation. Experience this ZEN townhome's ultimate blend of comfort, modern living, and close lakeside lifestyle.. Photos are representative.

Built in 2025

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2188012  |
| Price      | \$429,000 |
| Bedrooms   | 2         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |               |
|----------------|---------------|
| Square Footage | 1,115         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Townhouse     |
| Status         | Active        |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 707, 135 Mahogany Parade Se |
| Subdivision | Mahogany                    |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3M2J9                      |

### Amenities

|                |       |
|----------------|-------|
| Amenities      | None  |
| Parking Spaces | 1     |
| Parking        | Stall |

### Interior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | Low Flow Plumbing Fixtures, Recessed Lighting, Stone Counters, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer      |
| Heating           | Forced Air, Natural Gas                                                          |
| Cooling           | None                                                                             |
| Basement          | None                                                                             |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Lighting                       |
| Lot Description   | Low Maintenance Landscape      |
| Roof              | Asphalt Shingle                |
| Construction      | Cement Fiber Board, Wood Frame |
| Foundation        | Poured Concrete                |

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | January 17th, 2025 |
|-------------|--------------------|

|                |     |
|----------------|-----|
| Days on Market | 92  |
| Zoning         | TBD |
| HOA Fees       | 428 |
| HOA Fees Freq. | ANN |

## Listing Details

Listing Office      Bode Platform Inc.

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