

# \$399,000 - 706, 135 Mahogany Parade Se, Calgary

MLS® #A2218188

**\$399,000**

2 Bedroom, 3.00 Bathroom, 1,116 sqft

Residential on 0.00 Acres

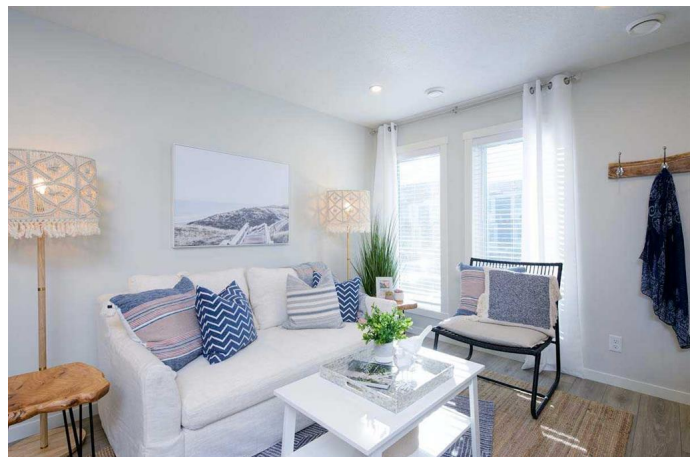
Mahogany, Calgary, Alberta

Modern Comfort in Calgary's Premier Lake Community - Welcome to this stylish two-storey townhome in the heart of Calgary's sought-after lake community. Thoughtfully designed for both everyday living and entertaining, the open-concept main floor seamlessly connects the kitchen, dining, and living areas. The modern kitchen has stainless steel appliances, an island with quartz countertops, and plenty of storage. Upstairs, you'll find two spacious bedrooms, each with its own ensuite and generous closet space, offering both privacy and convenience. A dedicated upper-floor laundry area adds to the home's everyday functionality. Built to exceed today's standards, this ZEN home offers 40% more insulation than required by code, resulting in a quieter, warmer, and more energy-efficient living experience. Triple-pane, double-coated windows, a high-efficiency HRV (Fresh Air System), and extra airtight construction improve indoor air quality, durability, and resiliency. Photos are representative.

Built in 2025

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2218188  |
| Price     | \$399,000 |
| Bedrooms  | 2         |
| Bathrooms | 3.00      |



|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,116         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Townhouse     |
| Status         | Active        |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 706, 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 | Open Floorplan, Stone Counters, Kitchen Island, Low Flow Plumbing Fixtures, Pantry, Recessed Lighting |
| Appliances        | Dishwasher, Dryer, Refrigerator, Washer, Microwave Hood Fan, Range                                    |
| Heating           | Forced Air, Natural Gas                                                                               |
| Cooling           | None                                                                                                  |
| Basement          | None                                                                                                  |

### Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior Features | Lighting, Private Entrance                             |
| Lot Description   | Back Yard, Landscaped, Lake, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                        |
| Construction      | Vinyl Siding, Wood Frame                               |
| Foundation        | Poured Concrete                                        |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 6th, 2025 |
| Days on Market | 183           |
| Zoning         | TBD           |
| HOA Fees       | 487           |
| HOA Fees Freq. | ANN           |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|

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