

# \$418,900 - 711, 135 Mahogany Parade Se, Calgary

MLS® #A2244576

**\$418,900**

2 Bedroom, 3.00 Bathroom, 1,188 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 walk-in 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® #	A2244576
Price	\$418,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1



Square Footage	1,188
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	711, 135 Mahogany Parade Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2J9

### **Amenities**

Amenities	None
Parking Spaces	1
Parking	Stall

### **Interior**

Interior Features	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Stone Counters, Track Lighting, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### **Exterior**

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

### **Additional Information**

Date Listed	July 31st, 2025
Days on Market	2

Zoning	TBD
HOA Fees	437
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office            Bode Platform Inc.

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