

# \$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, Walk-In Closet(s), Stone Counters, Track Lighting |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Washer, Electric Range                                                            |
| 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 | 90              |

|                |     |
|----------------|-----|
| Zoning         | TBD |
| HOA Fees       | 437 |
| HOA Fees Freq. | ANN |

**Listing Details**

Listing Office            Bode Platform Inc.

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