# \$270,500 - 1113, 135 Mahogany Parade Se, Calgary

MLS® #A2229395

# \$270,500

1 Bedroom, 1.00 Bathroom, 548 sqft Residential on 0.00 Acres

Mahogany, Calgary, Alberta

The Braeburn floorplan is a beautifully compact one-bedroom, one-bathroom below grade townhome designed for comfort and efficiency. ZEN townhomes feature superior insulation, triple-pane windows, and advanced construction techniques that keep energy costs low and comfort high. Inside, you'll find a fully equipped kitchen with modern appliances and a convenient eating counter connected to a stylish living area perfect for relaxation or entertaining. The separate bedroom offers a peaceful retreat, and the adjacent bathroom boasts quality fixtures and finishes. This home also includes an outdoor living space, extending your living area and providing the perfect morning coffee or evening relaxation spot. The Braeburn offers a smart, efficient introduction to homeownership. Every square foot of this home is thoughtfully designed to maximize functionality, energy efficiency and style. Photos are representative.

Built in 2026

## **Essential Information**

MLS® # A2229395

Price \$270,500

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 548

Acres 0.00







Year Built 2026

Type Residential

Sub-Type Row/Townhouse

Style Stacked Townhouse

Status Active

# **Community Information**

Address 1113, 135 Mahogany Parade Se

Subdivision Mahogany
City Calgary

County Calgary
Province Alberta

Postal Code T3M2J9

# **Amenities**

Amenities None

Parking Spaces

Parking Stall

### Interior

Interior Features Breakfast Bar, Stone Counters, Low Flow Plumbing Fixtures, Recessed

Lighting, Track Lighting

Appliances Dishwasher, Microwave Hood Fan, Refrigerator, Dryer, Electric Range,

Washer

Heating Baseboard, Electric

Cooling None
Basement None

#### **Exterior**

Exterior Features Balcony, Private Entrance

Lot Description Low Maintenance Landscape

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed June 12th, 2025

Days on Market 143

Zoning M-2 h24

HOA Fees Freq. ANN

# **Listing Details**

Listing Office Bode Platform Inc.

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