\$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'II 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 178

Zoning TBD

HOA Fees 487

HOA Fees Freq. ANN

Listing Details

Listing Office Bode Platform Inc.

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