

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

MLS® #A2218188

**\$399,000**

2 Bedroom, 3.00 Bathroom, 1,116 sqft  
Single Family 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. (id:6289)



Built in 2025

## Essential Information

Listing #	A2218188
Price	\$399,000
Bedrooms	2
Bathrooms	3.00

Half Baths	1
Square Footage	1,116
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Condominium/Strata

### Community Information

Address	706, 135 Mahogany Parade Se
Subdivision	Mahogany
City	Calgary
Province	Alberta
Postal Code	T3M2J9

### Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping, Water Nearby
Parking Spaces	1

### Interior

Appliances	Washer, Refrigerator, Dishwasher, Range, Dryer, Microwave Range Hood Combo
Heating	Natural gas Forced air
Cooling	None
# of Stories	2

### Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

### Listing Details

Listing Office	Bode Platform Inc.
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