

# \$418,900 - 706, 135 Mahogany Parade Se, Calgary

MLS® #A2218188

**\$418,900**

2 Bedroom, 3.00 Bathroom, 1,116 sqft

Residential on 0.00 Acres

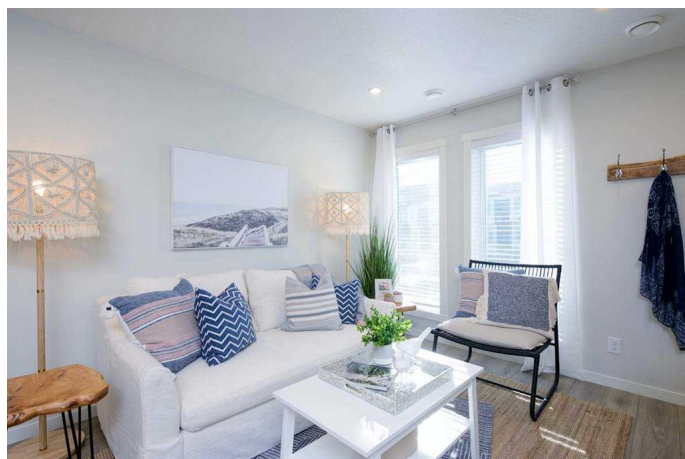
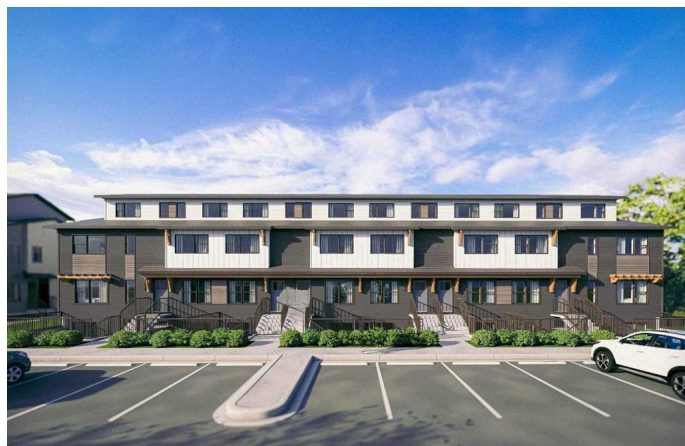
Mahogany, Calgary, Alberta

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'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.

Built in 2025

## Essential Information

MLS® #	A2218188
Price	\$418,900
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	Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Stone Counters, Recessed Lighting
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Range, 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, Lake
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 6th, 2025
Days on Market	109
Zoning	TBD
HOA Fees	487
HOA Fees Freq.	ANN

**Listing Details**

Listing Office            Bode Platform Inc.

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