

# \$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 | 1     |
| 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 | 128             |
| Zoning         | M-2 h24         |

|                |     |
|----------------|-----|
| HOA Fees       | 428 |
| HOA Fees Freq. | ANN |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.