

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

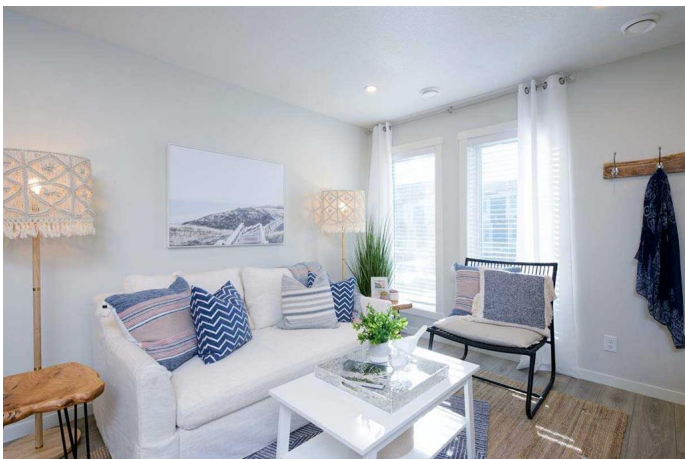
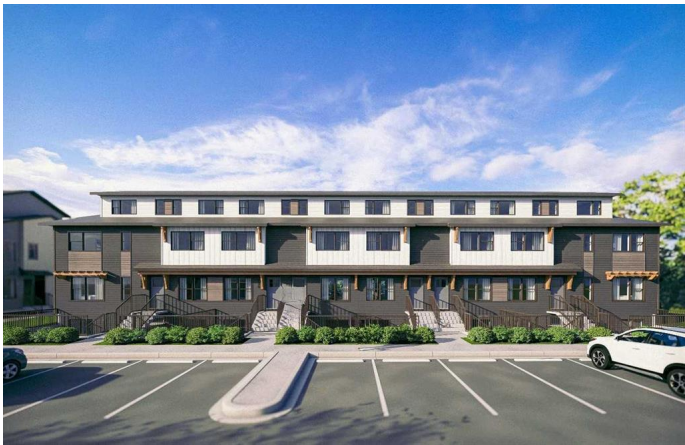
MLS® #A2218188

\$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’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	\$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	Recessed Lighting, Stone Counters, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry
Appliances	Dishwasher, Refrigerator, Dryer, Microwave Hood Fan, Range, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Lighting, Private Entrance
Lot Description	Back Yard, Lake, Low Maintenance Landscape, Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 6th, 2025
Days on Market	159
Zoning	TBD
HOA Fees	487
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.