

# \$432,000 - 710, 135 Mahogany Parade Se, Calgary

MLS® #A2250785

**\$432,000**

2 Bedroom, 3.00 Bathroom, 1,226 sqft  
Residential on 0.00 Acres

Mahogany, Calgary, Alberta

Located in Calgary's premier lake community, this two-storey home features a seamless open layout that integrates the kitchen, dining, and living areas, perfect for everyday life and entertaining. The kitchen has stainless steel appliances and an island with quartz countertops. Upstairs, you'll find two generously sized bedrooms with ensuite bathrooms and walk-in closets, offering privacy and convenience. The upper floor also includes a laundry area, adding to the home's practicality. Superior insulation, exceeding building code by 40%, ensures that ZEN homes are quieter, more durable, and warmer than traditionally built homes. The house also includes a Fresh Air System (HRV) for improved indoor air quality and energy-efficient features like double-coated, triple-pane windows and extra insulation. Experience this ZEN townhome's ultimate blend of comfort, modern living, and close lakeside lifestyle. Photos are representative.

Built in 2025

## Essential Information

MLS® #	A2250785
Price	\$432,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1



Square Footage	1,226
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	710, 135 Mahogany Parade Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2J9

### **Amenities**

Amenities	None
Parking Spaces	1
Parking	Stall

### **Interior**

Interior Features	Kitchen Island, Pantry, Recessed Lighting, Stone Counters, Walk-In Closet(s), Low Flow Plumbing Fixtures, Track Lighting
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, 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, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 22nd, 2025
-------------	-------------------

Days on Market	3
Zoning	TBD
HOA Fees	437
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office            Bode Platform Inc.

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.