# \$506,500 - 406, 135 Mahogany Parade Se, Calgary

MLS® #A2196261

# \$506,500

2 Bedroom, 3.00 Bathroom, 1,492 sqft Residential on 0.00 Acres

Mahogany, Calgary, Alberta

Introducing the Wilbrook floorplan at ZEN Mahogany, where comfort and convenience meet modern living. This thoughtfully designed townhome boasts 1446 sq.ft. of space, featuring two bedrooms and 2.5 bathrooms. You'll also find a single attached garage providing security and convenience. The well-equipped kitchen is ready to inspire your culinary adventures, while the adjacent dining room overlooks the spacious living room, creating an inviting atmosphere for gatherings and relaxation. Upstairs, both bedrooms offer ensuites and walk-in closets, ensuring privacy and ample storage space. The upper-floor laundry adds ease and efficiency to your daily routine. All ZEN Mahogany floorplans incorporate superior insulation, surpassing building codes by 40%. This means a quieter, more durable, and warmer home than traditional builds, ensuring your comfort and peace of mind year-round. Photos are representative.

Built in 2025

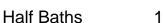
### **Essential Information**

MLS® # A2196261 Price \$506,500

Bedrooms 2

Bathrooms 3.00

Full Baths 2









Square Footage 1,492 Acres 0.00 Year Built 2025

Type Residential

Sub-Type Row/Townhouse

Style Townhouse

Status Active

# **Community Information**

Address 406, 135 Mahogany Parade Se

Subdivision Mahogany
City Calgary
County Calgary
Province Alberta
Postal Code T3M2J9

## **Amenities**

Amenities None

Parking Spaces 1

Parking Single Garage Attached

# of Garages 1

#### Interior

Interior Features Breakfast Bar, Closet Organizers, Open Floorplan, Pantry, Recessed

Lighting, Stone Counters, Walk-In Closet(s), Low Flow Plumbing

**Fixtures** 

Appliances Dishwasher, Dryer, Microwave, Refrigerator, Washer, Range

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement See Remarks

#### **Exterior**

Exterior Features Lighting, Private Entrance

Lot Description Back Lane, Low Maintenance Landscape

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed February 24th, 2025

Days on Market 113

Zoning TBD

HOA Fees 428

HOA Fees Freq. ANN

# **Listing Details**

Listing Office Bode Platform Inc.

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.