

# \$270,000 - 105, 135 Mahogany Parade Se, Calgary

MLS® #A2242701

## \$270,000

1 Bedroom, 1.00 Bathroom, 600 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. Built to Avalon’s Net Zero Advantage standards, it features 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. Every square foot of this home is thoughtfully designed to maximize functionality, energy efficiency and style. Photos are representative.

Built in 2025



## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2242701  |
| Price          | \$270,000 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 600       |

|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2025              |
| Type       | Residential       |
| Sub-Type   | Row/Townhouse     |
| Style      | Stacked Townhouse |
| Status     | Active            |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 105, 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 | Breakfast Bar, Kitchen Island, Low Flow Plumbing Fixtures, Recessed Lighting, Stone Counters |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave, Refrigerator, Washer                           |
| Heating           | Baseboard, Electric                                                                          |
| Cooling           | None                                                                                         |
| Basement          | None                                                                                         |

### Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | Private Entrance                           |
| Lot Description   | Low Maintenance Landscape, Street Lighting |
| Roof              | Asphalt Shingle                            |
| Construction      | Vinyl Siding, Wood Frame                   |
| Foundation        | Poured Concrete                            |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 26              |
| Zoning         | M-2 h24         |

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

**Listing Details**

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

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