

# \$465,000 - 109, 135 Mahogany Parade Se, Calgary

MLS® #A2243757

## \$465,000

2 Bedroom, 3.00 Bathroom, 1,520 sqft  
Residential on 0.00 Acres

Mahogany, Calgary, Alberta

Energy-efficient 3-storey townhome with 2 bedrooms, 2.5 bathrooms, rooftop patio, and flex space, built with high-performance features. Located in a Calgary lake community, this Net Zero Ready spec home offers three levels of functional living. The main floor includes durable LVP flooring, a quartz island, stainless steel appliances, and an enclosed storage space under the stairs. The second level has two bedrooms, each with an ensuite and large closets, plus a laundry area. The upper level features a rooftop patio and flex space. Energy-efficient upgrades include a heat pump, HRV fresh air system, triple-pane windows, and enhanced insulation. Conveniently located near community amenities.

Built in 2025

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2243757    |
| Price          | \$465,000   |
| Bedrooms       | 2           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,520       |
| Acres          | 0.00        |
| Year Built     | 2025        |
| Type           | Residential |



|          |               |
|----------|---------------|
| Sub-Type | Row/Townhouse |
| Style    | Townhouse     |
| Status   | Active        |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 109, 135 Mahogany Parade Se |
| Subdivision | Mahogany                    |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3M2J9                      |

### Amenities

|                |                 |
|----------------|-----------------|
| Amenities      | None            |
| Parking Spaces | 1               |
| Parking        | Assigned, Stall |
| # of Garages   | 1               |

### Interior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Recessed Lighting, Stone Counters, 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, Close to Clubhouse, Low Maintenance Landscape, Street Lighting |
| Roof              | Asphalt Shingle                                                           |
| Construction      | Vinyl Siding, Wood Frame                                                  |
| Foundation        | Poured Concrete                                                           |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 28th, 2025 |
| Days on Market | 20              |
| Zoning         | TBD             |
| HOA Fees       | 427             |

HOA Fees Freq.     ANN

**Listing Details**

Listing Office             Bode Platform Inc.

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