

# \$285,500 - 704, 135 Mahogany Parade Se, Calgary

MLS® #A2187517

**\$285,500**

1 Bedroom, 1.00 Bathroom, 536 sqft  
Residential on 0.00 Acres

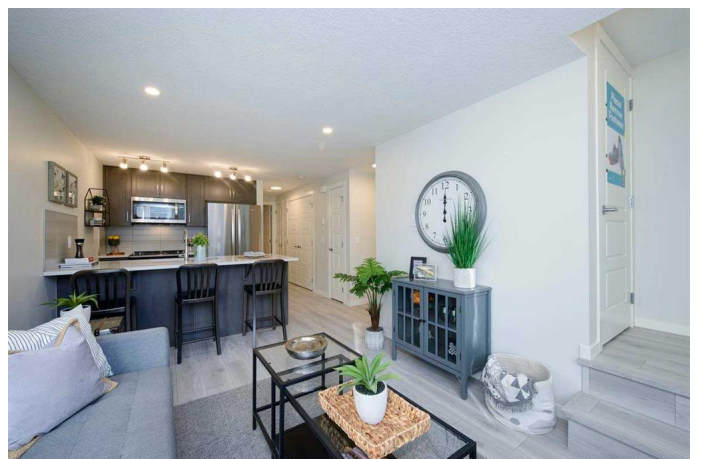
Mahogany, Calgary, Alberta

The Braeburn floorplan is a beautifully compact one-bedroom, one-bathroom townhome designed for comfort and efficiency. ZEN townhomes feature 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. Ideal for first-time homebuyers or investors, the Braeburn offers a smart, efficient introduction to homeownership. Every square foot of this home is thoughtfully designed to maximize functionality, energy efficiency and style, making it a great investment. Photos are representative.

Built in 2024

## Essential Information

MLS® #	A2187517
Price	\$285,500
Bedrooms	1
Bathrooms	1.00
Full Baths	1



Square Footage	536
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

### **Community Information**

Address	704, 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	Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Stone Counters, Low Flow Plumbing Fixtures, Recessed Lighting
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Electric Range
Heating	Baseboard, Electric
Cooling	None
Basement	None

### **Exterior**

Exterior Features	Private Entrance, Lighting
Lot Description	Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 14th, 2025
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Days on Market	74
Zoning	TBD
HOA Fees	428
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office            Bode Platform Inc.

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