

\$256,900 - 105, 135 Mahogany Parade Se, Calgary

MLS® #A2253758

\$256,900

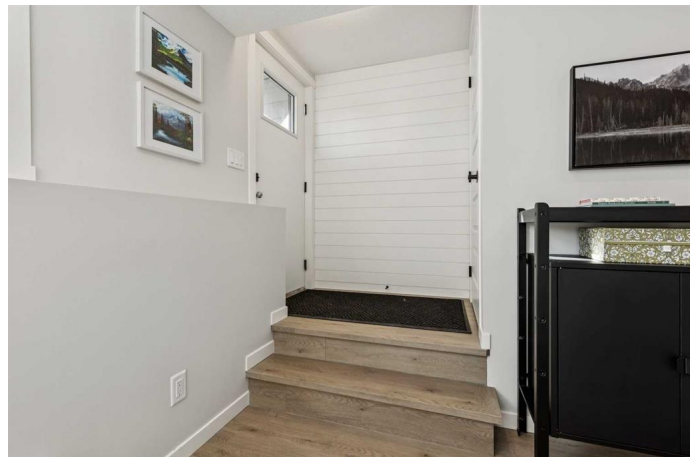
1 Bedroom, 1.00 Bathroom, 600 sqft

Residential on 4.19 Acres

Mahogany, Calgary, Alberta

Step into smart, sustainable living in the thoughtfully designed Braeburn floorplan, a below-grade, single-story condo in ZEN Mahogany. Built for long-term efficiency and comfort, this brand new home features insulation that outperforms building code by 40%, double-coated triple-pane windows, a Fresh Air (HRV) system, and quiet, clean electric baseboard heating. Inside, the space is both practical and stylish, with luxury vinyl plank flooring throughout, quartz countertops, and stainless steel appliances in a functional kitchen that includes a breakfast bar. The layout is efficient and well-planned—offering a cozy living space up front, a full bathroom, and a spacious bedroom positioned at the back for added privacy. You™ll love your own private entry patio, located just down a short set of stairs, creating a personal outdoor space to relax or entertain. And for the cherry on top of it all, this home is pet friendly; ZEN Mahogany is for everyone!

But the lifestyle here goes beyond the walls of your home. Located just a few blocks from the shops, dining, fitness studios, and entertainment options of Westman Village, you™re also steps away from year-round lake and beach access at Lake Mahogany. Whether you're looking to unwind, connect with community, or stay active, it™s all right here. Quick access to Deerfoot Trail, Stoney Trail, and the South Health Campus in Seton makes everyday living convenient and



connected. This is more than a smart investment—it's a chance to live in one of Calgary's most exciting and complete communities.

Built in 2025

Essential Information

MLS® #	A2253758
Price	\$256,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	600
Acres	4.19
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	T3M2J9

Amenities

Amenities	Beach Access, Parking, Snow Removal
Parking Spaces	1
Parking	Stall, Paved, Parking Lot

Interior

Interior Features	Kitchen Island, Low Flow Plumbing Fixtures, Pantry, Quartz Counters, Recessed Lighting
Appliances	Dryer, Microwave Hood Fan, Range, Washer, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Refrigerator, Electric Water

	Heater
Heating	Baseboard
Cooling	None
Basement	None

Exterior

Exterior Features	None
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board
Foundation	Poured Concrete

Additional Information

Date Listed	September 12th, 2025
Days on Market	50
Zoning	M-2h24 Multi-Residential
HOA Fees	100
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

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