

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

MLS® #A2242701

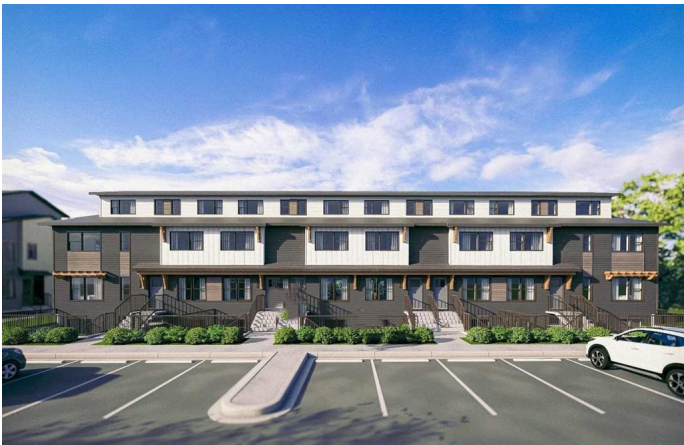
**\$270,000**

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	50
Zoning	M-2 h24

HOA Fees 428  
HOA Fees Freq. ANN

Listing Details

Listing Office Bode Platform Inc.

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