

**201, 135 Mahogany Parade SE
Calgary, Alberta**

MLS # A2274222



\$249,900

Division:	Mahogany		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	548 sq.ft.	Age:	2025 (1 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Corner Lot, Landscaped, Low Maintenance Landscape, Street Lighting		
Heating:	Baseboard, Electric		
Floors:	Carpet, Vinyl Plank		
Roof:	Asphalt Shingle		
Basement:	None		
Exterior:	Vinyl Siding, Wood Frame		
Foundation:	Poured Concrete		
Water:	-		
Sewer:	-		
Condo Fee:	\$ 127		
LLD:	-		
Zoning:	TBD		
Utilities:	-		

Features: Kitchen Island, Low Flow Plumbing Fixtures, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance

Inclusions: N/A

Welcome to the Braeburn at ZEN Mahogany — a stylish and energy-efficient townhome built by a NET ZERO builder! This smartly designed 1 bed, 1 bath home offers 569 sq. ft. of comfortable, modern living with triple-pane windows, advanced insulation, and high-performance construction that keeps utility bills low and comfort high. The open-concept layout features luxury vinyl plank flooring, a bright living area, and a sleek kitchen complete with quartz countertops and a 6-piece Whirlpool appliance package. Enjoy low-maintenance living just steps from Mahogany's lake, pathways, shops, and amenities! Photos are representative.