

# \$278,900 - 1104, 135 Mahogany Parade Se, Calgary

MLS® #A2208434

**\$278,900**

1 Bedroom, 1.00 Bathroom, 548 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 2025

## Essential Information

MLS® #	A2208434
Price	\$278,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1



Square Footage	548
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

### Community Information

Address	1104, 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, Low Flow Plumbing Fixtures, Recessed Lighting, Stone Counters, Track Lighting
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard, Natural Gas
Cooling	None
Has Basement	Yes
Basement	See Remarks

### Exterior

Exterior Features	Private Entrance
Lot Description	Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 7th, 2025
Days on Market	112
Zoning	TBD
HOA Fees	428
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Bode Platform Inc.
----------------	--------------------

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.