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706, 135 Mahogany Parade SE Calgary, Alberta

MLS # A2218188



\$403,850

Division:	Mahogany			
Type:	Residential/Five Plus			
Style:	Townhouse			
Size:	1,116 sq.ft.	Age:	2025 (0 yrs old)	
Beds:	2	Baths:	2 full / 1 half	
Garage:	Stall			
Lot Size:	-			
Lot Feat:	Back Yard, Lake, Landscaped, Low Maintenance Landscape			

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 224
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-

Features: Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Recessed Lighting, Stone Counters

Inclusions: N/A

Modern Comfort in Calgary's Premier Lake Community - Welcome to this stylish two-storey townhome in the heart of Calgary's sought-after lake community. Thoughtfully designed for both everyday living and entertaining, the open-concept main floor seamlessly connects the kitchen, dining, and living areas. The modern kitchen has stainless steel appliances, an island with quartz countertops, and plenty of storage. Upstairs, you'll find two spacious bedrooms, each with its own ensuite and generous closet space, offering both privacy and convenience. A dedicated upper-floor laundry area adds to the home's everyday functionality. Built to exceed today's standards, this ZEN home offers 40% more insulation than required by code, resulting in a quieter, warmer, and more energy-efficient living experience. Triple-pane, double-coated windows, a high-efficiency HRV (Fresh Air System), and extra airtight construction improve indoor air quality, durability, and resiliency. Photos are representative.