



GRASSROOTS
REALTY GROUP

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105, 135 Mahogany Parade SE
Calgary, Alberta

MLS # A2242701



\$270,000

| | | | |
|-----------|--|--------|------------------|
| Division: | Mahogany | | |
| Type: | Residential/Five Plus | | |
| Style: | Townhouse | | |
| Size: | 600 sq.ft. | Age: | 2025 (0 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Stall | | |
| Lot Size: | - | | |
| Lot Feat: | Low Maintenance Landscape, Street Lighting | | |

| | | | |
|-------------|--|------------|---------|
| Heating: | Baseboard, Electric | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 124 |
| Basement: | None | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | M-2 h24 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Kitchen Island, Low Flow Plumbing Fixtures, Recessed Lighting, Stone Counters | | |

Inclusions: N/A

The Braeburn floorplan is a beautifully compact one-bedroom, one-bathroom 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.