



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-Stacked		
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 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.