



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

105, 135 Mahogany Parade SE
Calgary, Alberta

MLS # A2253758



\$270,500

Division:	Mahogany		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	591 sq.ft.	Age:	2025 (0 yrs old)
Beds:	1	Baths:	1
Garage:	Parking Lot, Paved, Stall		
Lot Size:	4.19 Acres		
Lot Feat:	Rectangular Lot		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 124
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	M-2h24 Multi-Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Low Flow Plumbing Fixtures, Pantry, Quartz Counters, Recessed Lighting		

Inclusions: N/A

Make a purchase before September 28th and be eligible for an additional limited time promotion of \$10,000 value! Step into smart, sustainable living in the thoughtfully designed Braeburn floorplan, a below-grade, single-story condo in ZEN Mahogany. Built for long-term efficiency and comfort, this brand new home features insulation that outperforms building code by 40%, double-coated triple-pane windows, a Fresh Air (HRV) system, and quiet, clean electric baseboard heating. Inside, the space is both practical and stylish, with luxury vinyl plank flooring throughout, quartz countertops, and stainless steel appliances in a functional kitchen that includes a breakfast bar. The layout is efficient and well-planned—offering a cozy living space up front, a full bathroom, and a spacious bedroom positioned at the back for added privacy. You’ll love your own private entry patio, located just down a short set of stairs, creating a personal outdoor space to relax or entertain. And for the cherry on top of it all, this home is pet friendly; ZEN Mahogany is for everyone! But the lifestyle here goes beyond the walls of your home. Located just a few blocks from the shops, dining, fitness studios, and entertainment options of Westman Village, you’re also steps away from year-round lake and beach access at Lake Mahogany. Whether you’re looking to unwind, connect with community, or stay active, it’s all right here. Quick access to Deerfoot Trail, Stoney Trail, and the South Health Campus in Seton makes everyday living convenient and connected. This is more than a smart investment—it’s a chance to live in one of Calgary’s most exciting and complete communities.