



GRASSROOTS
REALTY GROUP

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703, 135 Mahogany Parade SE
Calgary, Alberta

MLS # A2255887



\$418,900

Division:	Mahogany		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	1,226 sq.ft.	Age:	2025 (0 yrs old)
Beds:	2	Baths:	2 full / 1 half
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:	\$ 224
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! Welcome to your brand new Zen Mahogany condo that combines smart design, everyday comfort, and exceptional location. This 2-storey Ambrosia Floorplan is built with energy efficiency top of mind, going beyond the standard. It features superior insulation that exceeds building codes by 40%, double-coated triple-pane windows, and a fresh air system (HRV) to ensure year-round comfort and air quality. Inside, quartz countertops, stainless steel appliances, and luxury vinyl plank flooring offer a clean, modern aesthetic with lasting durability. The open-concept layout welcomes you with a bright living area that flows naturally into the dining space and stylish kitchen, complete with a central island and direct access to the fenced yard—perfect for both everyday living. Upstairs, two generously sized bedrooms each offer their own private ensuite, providing both functionality and privacy. The Ambrosia layout is both functional and beautiful, perfect for you and your pets to enjoy—that's right, this home is pet friendly! Beyond the home itself, you'll enjoy access to Mahogany's Westman Village just a few blocks away—a vibrant lifestyle hub filled with dining, fitness, and entertainment options. Access to Lake Mahogany and the Beach Club is an additional feature, giving you access to amazing recreational amenities, community events, and a space for connection. Quick routes to Deerfoot and Stoney Trail and close proximity to the South Health Campus in Seton ensure your daily commute and errands are always easy. This isn't just a home—it's a lifestyle upgrade. Come see what Mahogany living in the ZEN Mahogany community will look like for you!

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