



GRASSROOTS
REALTY GROUP

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**1114, 135 Mahogany Parade SE
Calgary, Alberta**

MLS # A2288831



\$405,900

Division:	Mahogany		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	1,211 sq.ft.	Age:	2026 (0 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Landscaped, Low Maintenance Landscape, Street Lighting, Under		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 224
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Stone Counters		
Inclusions:	N/A		

Meet the Ambrosia at ZEN Mahogany, a bright and beautifully designed two-storey townhome offering 1,187 sq. ft. of smart, stylish living in Calgary's premier lake community. This 2-bedroom, 2.5-bath home features an open-concept main floor that seamlessly connects the kitchen, dining, and living areas — perfect for entertaining or everyday living. Upstairs, two spacious bedrooms each include their own private ensuite, making it an ideal layout for roommates, guests, or a home office setup. Enjoy outdoor living with your own private fenced backyard, perfect for pets, summer lounging, or a quiet morning coffee. Built for the future, the Ambrosia goes beyond today's standards, constructed with extra insulation, triple-pane windows, and built to 2030 and beyond building code for superior energy performance and year-round comfort. Photos are representative.