

201, 135 Mahogany Parade SE  
Calgary, Alberta

MLS # A2274222



**\$249,900**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	548 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Corner Lot, Landscaped, Low Maintenance Landscape, Street Lighting		

<b>Heating:</b>	Baseboard, Electric	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 127
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Low Flow Plumbing Fixtures, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance		
<b>Inclusions:</b>	N/A		

Welcome to the Braeburn at ZEN Mahogany &mdash; a stylish and energy-efficient townhome built by a NET ZERO builder! This smartly designed 1 bed, 1 bath home offers 569 sq. ft. of comfortable, modern living with triple-pane windows, advanced insulation, and high-performance construction that keeps utility bills low and comfort high. The open-concept layout features luxury vinyl plank flooring, a bright living area, and a sleek kitchen complete with quartz countertops and a 6-piece Whirlpool appliance package. Enjoy low-maintenance living just steps from Mahogany&rsquo;s lake, pathways, shops, and amenities! Photos are representative.