

# \$278,900 - 1104, 135 Mahogany Parade Se, Calgary

MLS® #A2208434

**\$278,900**

1 Bedroom, 1.00 Bathroom, 548 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

The Braeburn floorplan is a beautifully compact one-bedroom, one-bathroom townhome designed for comfort and efficiency. ZEN townhomes feature 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. Ideal for first-time homebuyers or investors, the Braeburn offers a smart, efficient introduction to homeownership. Every square foot of this home is thoughtfully designed to maximize functionality, energy efficiency and style, making it a great investment. Photos are representative.

Built in 2025

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2208434  |
| Price      | \$278,900 |
| Bedrooms   | 1         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |               |
|----------------|---------------|
| Square Footage | 548           |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Townhouse     |
| Status         | Active        |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 1104, 135 Mahogany Parade Se |
| Subdivision | Mahogany                     |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3M2J9                       |

### Amenities

|                |       |
|----------------|-------|
| Amenities      | None  |
| Parking Spaces | 1     |
| Parking        | Stall |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Low Flow Plumbing Fixtures, Recessed Lighting, Stone Counters, Track Lighting |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer                  |
| Heating           | Baseboard, Natural Gas   |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | See Remarks  |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Private Entrance          |
| Lot Description   | Low Maintenance Landscape |
| Roof              | Asphalt Shingle           |
| Construction      | Vinyl Siding, Wood Frame  |
| Foundation        | Poured Concrete           |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 7th, 2025 |
| Days on Market | 91              |
| Zoning         | TBD             |
| HOA Fees       | 428             |
| HOA Fees Freq. | ANN             |

**Listing Details**

Listing Office            Bode Platform Inc.

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