# \$408,900 - 703, 135 Mahogany Parade Se, Calgary

MLS® #A2255887

#### \$408,900

2 Bedroom, 3.00 Bathroom, 1,226 sqft Residential on 4.19 Acres

Mahogany, Calgary, Alberta

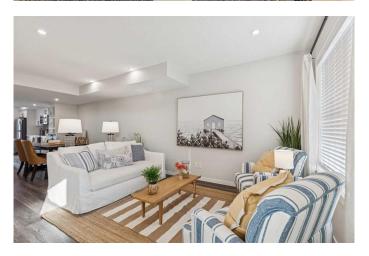
Make a purchase now and be eligible for an additional limited time promotion of \$10,000 value! Welcome to your brand new Zen Mahogany condo that combines smart design, everyday comfort, and exceptional location. This 2-storey Ambrosia Floorplan is built with energy efficiency top of mind, going beyond 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 yardâ€"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 enjoyâ€"that's right, this home is pet friendly!

Beyond the home itself, you'II enjoy access to Mahogany's Westman Village just a few blocks awayâ€"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 homeâ€"it's a lifestyle upgrade. Come see what Mahogany living in the ZEN Mahogany community will look like for you!

Built in 2025

#### **Essential Information**

MLS® # A2255887 Price \$408,900

Bedrooms 2
Bathrooms 3.00
Full Baths 2

Half Baths 1

Square Footage 1,226 Acres 4.19 Year Built 2025

Type Residential

Sub-Type Row/Townhouse

Style Stacked Townhouse

Status Active

# **Community Information**

Address 703, 135 Mahogany Parade Se

Subdivision Mahogany
City Calgary
County Calgary
Province Alberta
Postal Code T3M2J9

#### **Amenities**

Amenities Beach Access, Parking, Snow Removal

Parking Spaces 1

Parking Lot, Paved, Stall

#### Interior

Interior Features Kitchen Island, Low Flow Plumbing Fixtures, Pantry, Quartz Counters,

Recessed Lighting

Appliances Dryer, Electric Water Heater, ENERGY STAR Qualified Dishwasher,

ENERGY STAR Qualified Refrigerator, Microwave Hood Fan, Range,

Washer

Heating Baseboard

Cooling None Basement None

#### **Exterior**

Exterior Features None

Lot Description Rectangular Lot Roof Asphalt Shingle

Construction Cement Fiber Board

Foundation Poured Concrete

## **Additional Information**

Date Listed September 12th, 2025

Days on Market 45

Zoning M-2h24 Multi-Residential

HOA Fees 100 HOA Fees Freq. ANN

### **Listing Details**

Listing Office RE/MAX Realty Professionals

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