

# \$465,000 - 109, 135 Mahogany Parade Se, Calgary

MLS® #A2243757

**\$465,000**

2 Bedroom, 3.00 Bathroom, 1,520 sqft  
Residential on 0.00 Acres

Mahogany, Calgary, Alberta

Energy-efficient 3-storey townhome with 2 bedrooms, 2.5 bathrooms, rooftop patio, and flex space, built with high-performance features. Located in a Calgary lake community, this Net Zero Ready spec home offers three levels of functional living. The main floor includes durable LVP flooring, a quartz island, stainless steel appliances, and an enclosed storage space under the stairs. The second level has two bedrooms, each with an ensuite and large closets, plus a laundry area. The upper level features a rooftop patio and flex space. Energy-efficient upgrades include a heat pump, HRV fresh air system, triple-pane windows, and enhanced insulation. Conveniently located near community amenities.

Built in 2025

## Essential Information

MLS® #	A2243757
Price	\$465,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,520
Acres	0.00
Year Built	2025
Type	Residential



Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

### Community Information

Address	109, 135 Mahogany Parade Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M2J9

### Amenities

Amenities	None
Parking Spaces	1
Parking	Assigned, Stall
# of Garages	1

### Interior

Interior Features	Breakfast Bar, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Recessed Lighting, Stone Counters, Track Lighting
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### Exterior

Exterior Features	Lighting, Private Entrance
Lot Description	Back Yard, Close to Clubhouse, Low Maintenance Landscape, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 28th, 2025
Days on Market	15
Zoning	TBD
HOA Fees	427

HOA Fees Freq.     ANN

**Listing Details**

Listing Office             Bode Platform Inc.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.