

# \$506,500 - 406, 135 Mahogany Parade Se, Calgary

MLS® #A2196261

## \$506,500

2 Bedroom, 3.00 Bathroom, 1,492 sqft  
Residential on 0.00 Acres

Mahogany, Calgary, Alberta

Introducing the Wilbrook floorplan at ZEN Mahogany, where comfort and convenience meet modern living. This thoughtfully designed townhome boasts 1446 sq.ft. of space, featuring two bedrooms and 2.5 bathrooms. You'll also find a single attached garage providing security and convenience. The well-equipped kitchen is ready to inspire your culinary adventures, while the adjacent dining room overlooks the spacious living room, creating an inviting atmosphere for gatherings and relaxation. Upstairs, both bedrooms offer ensuites and walk-in closets, ensuring privacy and ample storage space. The upper-floor laundry adds ease and efficiency to your daily routine. All ZEN Mahogany floorplans incorporate superior insulation, surpassing building codes by 40%. This means a quieter, more durable, and warmer home than traditional builds, ensuring your comfort and peace of mind year-round. Photos are representative.

Built in 2025



## Essential Information

MLS® #	A2196261
Price	\$506,500
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1

Square Footage	1,492
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

### Community Information

Address	406, 135 Mahogany Parade Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M2J9

### Amenities

Amenities	None
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Breakfast Bar, Closet Organizers, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Recessed Lighting, Stone Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	See Remarks

### Exterior

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

### Additional Information

Date Listed	February 24th, 2025
Days on Market	118
Zoning	TBD
HOA Fees	428
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.