

## 135 MAHOGANY Parade #712, Calgary T3M2J9

MLS®#:	A2159777	Area:	Mahogany	Listing Date:	08/22/24	List Price: \$303,000
Status:	Active	County:	Calgary		-\$37k, 19-Nov	Association: Fort McMurray

General Information Prop Type: Sub Type: City/Town: Year Built: Lot Information Lot Sz Ar:	Residential Row/Townhouse Calgary 2025	<u>Finished Floor Area</u> Abv Sqft: Low Sqft: Ttl Sqft:	525 525	DOM 91 Layout Beds: Baths: Style:	1 (1 ) 1.0 (1 0) Bungalow
Lot Shape: Access: Lot Feat: Park Feat:	Low Maintenance La Assigned,Stall	andscape,Street Light	ting	<u>Parking</u> Ttl Park: Garage Sz:	1

Utilities and Features

Roof: Heating: Sewer:	Asphalt Shingle Baseboard,Electric		Flooring:	Vinyl Siding,Wood Frame,Wood Siding			
Ext Feat:	Private Entrance		Water Source: Fnd/Bsmt:				
Kitchen Appl: Int Feat: Utilities:		ner,Dryer,Electric Range,Refrigerator,Washer t Bar,Kitchen Island,Low Flow Plumbing Fixtures,Recessed Lighting,Stone Counters Room Information					
<u>Room</u> 4pc Bathroom Bedroom - Prim	<u>Level</u> Main ary Main	Dimensions 0`0" x 0`0" 9`8" x 11`8"	<u>Room</u> Living Room	<u>Level</u> Main	Dimensions 14`8" x 10`4"		
			Legal/Tax/Financial				
Condo Fee: <b>\$127</b>		Title: <b>Fee Simple</b> Fee Freq: <b>Monthly</b>		Zoning: <b>R-G</b>			

Legal Desc:	0
	Remarks
Pub Rmks:	The Braeburn floorplan is a beautifully compact one-bedroom, one-bathroom townhome designed for comfort and efficiency. Built to Avalon's Net Zero Advantage standards, it features 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.
Inclusions:	N/A
Property Listed By:	Bode Platform Inc.

## TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





