



THE
A-TEAM

**RE/MAX
FIRST**

135 MAHOGANY Parade #703, Calgary T3M2J9

MLS® #: **A2163651** Area: **Mahogany** Listing Date: **09/06/24** List Price: **\$439,500**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2025**

Finished Floor Area
 Abv Sqft: **1,226**
 Low Sqft:
 Ttl Sqft: **1,226**

DOM

76
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **1**
 Garage Sz:

Access:

Lot Feat: **Back Yard,Low Maintenance Landscape,Landscaped,Street Lighting**
 Park Feat: **Assigned,Stall**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Baseboard,Electric**
 Sewer:
 Ext Feat: **Lighting,Private Entrance**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Kitchen Island,Open Floorplan,Pantry,Recessed Lighting,Stone Counters,Track Lighting,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"	4pc Ensuite bath	Main	0`0" x 0`0"
4pc Ensuite bath	Main	0`0" x 0`0"	Dining Room	Main	13`6" x 10`6"
Living Room	Main	11`8" x 10`8"	Bedroom - Primary	Upper	11`3" x 14`3"
Bedroom	Upper	10`0" x 12`0"			

Legal/Tax/Financial

Condo Fee: **\$224** Title: **Fee Simple** Zoning: **R-G**

Fee Freq:
Monthly

Legal Desc: 0

Remarks

Pub Rmks: **Located in Calgary's premier lake community, this two-storey home features a seamless open layout that integrates the kitchen, dining, and living areas, perfect for everyday life and entertaining. The kitchen has stainless steel appliances and an island with quartz countertops. Upstairs, you'll find two generously sized bedrooms with ensuite bathrooms and walk-in closets, offering privacy and convenience. The upper floor also includes a laundry area, adding to the home's practicality. Superior insulation, exceeding building code by 40%, ensures that ZEN homes are quieter, more durable, and warmer than traditionally built homes. The house also includes a Fresh Air System (HRV) for improved indoor air quality and energy-efficient features like double-coated, triple-pane windows and extra insulation. Experience this ZEN townhome's ultimate blend of comfort, modern living, and close lakeside lifestyle. 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







