



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**135 MAHOGANY Parade #704, Calgary T3M2J9**

MLS® #: **A2170027**

Area: **Mahogany**

Listing Date: **10/02/24**

List Price: **\$290,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **535**  
Low Sqft:  
Ttl Sqft: **535**

DOM

**50**

Layout

Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **Bungalow**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat: **Low Maintenance Landscape, Street Lighting**  
Park Feat: **Stall**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer**  
Int Feat: **Breakfast Bar, Closet Organizers, Open Floorplan, Recessed Lighting, Stone Counters, Track Lighting**  
Utilities:

Room Information

Room  
**4pc Bathroom**  
**Bedroom - Primary**

Level  
**Main**  
**Main**

Dimensions  
**0' 0" x 0' 0"**  
**9' 8" x 11' 8"**

Room  
**Living Room**

Level  
**Main**

Dimensions  
**14' 8" x 10' 4"**

Legal/Tax/Financial

Condo Fee:  
**\$224**

Title: **Fee Simple**  
Fee Freq: **Monthly**

Zoning: **TBD**

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. 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. Unit is below/partially below grade level. 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**







