



THE
A-TEAM

**RE/MAX
FIRST**

135 MAHOGANY Parade #704, Calgary T3M2J9

MLS® #: **A2187517** Area: **Mahogany** Listing Date: **01/14/25** List Price: **\$285,500**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **535**
 Low Sqft:
 Ttl Sqft: **535**

DOM
8
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Townhouse**
Parking
 Ttl Park: **1**
 Garage Sz: **0**

Access:
 Lot Feat: **Low Maintenance Landscape**
 Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Cement Fiber Board, Wood Frame**
 Heating: **Baseboard, Electric** Flooring: **Carpet, Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Lighting, Private Entrance** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer**
 Int Feat: **Breakfast Bar, Closet Organizers, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Recessed Lighting, Stone Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	0' 0" x 0' 0"	Bedroom	Main	11' 8" x 9' 8"
Living Room	Main	10' 4" x 14' 8"			

Legal/Tax/Financial

Condo Fee: **\$124** Title: **Fee Simple** Zoning: **TBD**
 Fee Freq: **Monthly**

Legal Desc:

TBD

Remarks

Pub Rmks:

The Braeburn floorplan is a beautifully compact one-bedroom, one-bathroom townhome designed for comfort and efficiency. ZEN townhomes feature 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

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



