



THE
A-TEAM

**RE/MAX
FIRST**

135 MAHOGANY Parade #707, Calgary T3M2J9

MLS® #: **A2188012**

Area: **Mahogany**

Listing Date: **01/17/25**

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: **1,115**
Low Sqft:
Ttl Sqft: **1,115**

DOM

4
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **Townhouse**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz: **0**

Access:

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Lighting**

Construction: **Cement Fiber Board,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: **Low Flow Plumbing Fixtures,Recessed Lighting,Stone Counters,Walk-In Closet(s)**
Utilities:

Room Information

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

Legal/Tax/Financial

Condo Fee:
\$224

Title:
Fee Simple

Zoning:
TBD

Fee Freq:
Monthly

Legal Desc: **TBD**

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 large 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**

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





