

109, 135 Mahogany Parade SE
 Calgary, Alberta

MLS # A2243757



\$465,000

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 255
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Recessed Lighting, Stone Counters, Track Lighting		
Inclusions:	None		

Energy-efficient 3-storey townhome with 2 bedrooms, 2.5 bathrooms, rooftop patio, and flex space, built with high-performance features. Located in a Calgary lake community, this Net Zero Ready spec home offers three levels of functional living. The main floor includes durable LVP flooring, a quartz island, stainless steel appliances, and an enclosed storage space under the stairs. The second level has two bedrooms, each with an ensuite and large closets, plus a laundry area. The upper level features a rooftop patio and flex space. Energy-efficient upgrades include a heat pump, HRV fresh air system, triple-pane windows, and enhanced insulation. Conveniently located near community amenities.