$418,900 - 703, 135 Mahogany Parade Se, Calgary

MLS® #A2255887

$418,900
2 Bedroom, 3.00 Bathroom, 1,226 sqft
Residential on 4.19 Acres

Mahogany, Calgary, Alberta

Make a purchase before September 28th and be eligible for an additional limited time promotion of $10,000 value! Welcome to your brand new Zen Mahogany condo that combines smart design, everyday comfort, and exceptional location. This 2-storey Ambrosia Floorplan is built with energy efficiency top of mind, going beyond the standard. It features superior insulation that exceeds building codes by 40%, double-coated triple-pane windows, and a fresh air system (HRV) to ensure year-round comfort and air quality. Inside, quartz countertops, stainless steel appliances, and luxury vinyl plank flooring offer a clean, modern aesthetic with lasting durability.

The open-concept layout welcomes you with a bright living area that flows naturally into the dining space and stylish kitchen, complete with a central island and direct access to the fenced yardâ€”perfect for both everyday living. Upstairs, two generously sized bedrooms each offer their own private ensuite, providing both functionality and privacy. The Ambrosia layout is both functional and beautiful, perfect for you and your pets to enjoyâ€”that's right, this home is pet friendly!

Beyond the home itself, youâ€™ll enjoy access to Mahoganyâ€™s Westman Village just a few blocks awayâ€”a vibrant lifestyle hub filled with dining, fitness, and entertainment options. Access to Lake Mahogany and the Beach Club is an additional feature, giving you

access to amazing recreational amenities, community events, and a space for connection. Quick routes to Deerfoot and Stoney Trail and close proximity to the South Health Campus in Seton ensure your daily commute and errands are always easy. This isnâ€™t just a homeâ€”itâ€™s a lifestyle upgrade. Come see what Mahogany living in the ZEN Mahogany community will look like for you!

Built in 2025

Essential Information

MLS® #	A2255887
Price	$418,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,226
Acres	4.19
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	Stacked Townhouse
Status	Active

Community Information

Address	703, 135 Mahogany Parade Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M2J9

Amenities

Amenities	Beach Access, Parking, Snow Removal
Parking Spaces	1

Parking	Parking Lot, Paved, Stall

Interior

Interior Features	Kitchen Island, Low Flow Plumbing Fixtures, Pantry, Quartz Counters, Recessed Lighting
Appliances	Dryer, Electric Water Heater, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Refrigerator, Microwave Hood Fan, Range, Washer
Heating	Baseboard
Cooling	None
Basement	None

Exterior

Exterior Features	None
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board
Foundation	Poured Concrete

Additional Information

Date Listed	September 12th, 2025
Days on Market	2
Zoning	M-2h24 Multi-Residential
HOA Fees	100
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Realty Professionals

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