

**505, 135 Mahogany Parade SE
Calgary, Alberta**

MLS # A2306607



\$440,000

Division:	Mahogany		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,523 sq.ft.	Age:	2026 (0 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 272
Basement:	Partial	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Separate Entrance, Stone Counters		

Inclusions: N/A

Meet the Wilbrook, a thoughtfully designed two-storey townhome offering 1,446 sq. ft. of functional, contemporary living with a single attached garage on the lower level. This 2-bedroom, 2.5-bath home features a bright, open main floor where the kitchen, dining, and living areas flow seamlessly together—perfect for entertaining or everyday relaxed living. The kitchen includes a pantry and opens onto a private balcony, ideal for morning coffee or evening unwinding. Upstairs, you’ll find two spacious bedrooms, including a well-appointed primary retreat with a walk-in closet, sitting area, and private ensuite. A second bedroom, full bathroom, and convenient upper-floor laundry complete the level, offering both comfort and practicality. The lower level adds versatility with a welcoming entry, mudroom, access to the single attached garage, and an optional flex room—perfect for a home office, gym, or guest space if you choose to develop in the future.