

**1106, 135 Mahogany Parade SE
Calgary, Alberta**

MLS # A2314977



\$371,200

Division:	Mahogany		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	1,215 sq.ft.	Age:	2026 (0 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Low Maintenance Landscape, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 224
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Stone Counters		
Inclusions:	N/A		

Discover the Ambrosia at ZEN Mahogany — a thoughtfully crafted two-storey townhome offering over 1,187 sq. ft. of modern living in Calgary's sought-after lake community of Mahogany. This 2-bedroom, 2.5-bathroom home showcases a bright open-concept main floor where the kitchen, dining, and living spaces flow effortlessly together, creating the perfect setting for hosting friends or relaxing at home. Upstairs, both spacious bedrooms feature their own private ensuite bathrooms, ideal for roommates, guests, or a functional work-from-home lifestyle. Step outside to your private fenced backyard — a great space for pets, entertaining, or enjoying your morning coffee in peace. Designed with the future in mind, the Ambrosia is built to exceed today's standards with enhanced insulation, triple-pane windows, and construction aligned with 2030 and beyond building code requirements for improved energy efficiency and year-round comfort. Photos are representative.