

704, 135 Mahogany Parade SE
Calgary, Alberta

MLS # A2170027



\$290,000

Division:	Mahogany		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	536 sq.ft.	Age:	2025 (-1 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape, Street Lighting		

Heating:	Baseboard, Electric	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 224
Basement:	None	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Open Floorplan, Recessed Lighting, Stone Counters, Track Lighting		

Inclusions: N/A

The Braeburn floorplan is a beautifully compact one-bedroom, one-bathroom townhome designed for comfort and efficiency. Built to Avalon's Net Zero Advantage standards, it features superior insulation, triple-pane windows, and advanced construction techniques that keep energy costs low and comfort high. Inside, you'll find a fully equipped kitchen with modern appliances and a convenient eating counter connected to a stylish living area perfect for relaxation or entertaining. The separate bedroom offers a peaceful retreat, and the adjacent bathroom boasts quality fixtures and finishes. This home also includes an outdoor living space, extending your living area and providing the perfect morning coffee or evening relaxation spot. The Braeburn offers a smart, efficient introduction to homeownership. Every square foot of this home is thoughtfully designed to maximize functionality, energy efficiency and style. Unit is below/partially below grade level. Photos are representative.