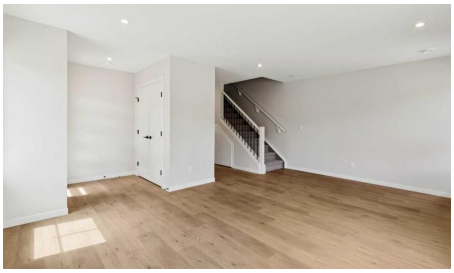
1201 350 Mahogany Parade SE

Calgary | Active | MLS® A2339043

$459,900









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2027**	**1,572.38 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Bode Platform Inc.

A closer look

MORE ROOM TO LIVE! 1,528 sq. ft. Empire townhome with 3 beds, 2.5 baths, spacious living areas, high-performance features and a backyard. Discover the Empire at ZEN Mahogany, a spacious 1,528 sq. ft. townhome designed for comfortable, modern living in Calgary’s lake community. The main floor features an inviting living room, generous dining area and well-appointed kitchen, creating an easy flow for everyday living and entertaining. Upstairs, you’ll find three bedrooms, including a spacious primary bedroom with a walk-in closet, plus two full bathrooms for added convenience. Thoughtfully designed with comfort and efficiency in mind, this home features a TIGHT BUILDING ENVELOPE, TRIPLE-PANE WINDOWS, EXTRA INSULATION and a FRESH AIR SYSTEM (HRV) that continuously exchanges stale indoor air with fresh outdoor air. This home offers enhanced energy performance, improved indoor air quality and year-round comfort. Enjoy more space, thoughtful design and the lifestyle that comes with living in the four-season lake community of Mahogany. Photos are representative.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2339043
Bedrooms	3
Bathrooms	3
Year Built	2027
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Townhouse-Stacked
Total Living Area:	1,572.38 sq. ft.
Main Level Finished Area:	775.36 sq. ft.
Upper Level Finished Area:	797.02 sq. ft.

Condo Fee:	$248.00
Condo Fee Includes:	Common Area Maintenance, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal
HOA Fee Frequency:	Annually
Front Exposure:	South
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2027 (Age: -)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	TBD
Heating:	Forced Air, Natural Gas
Basement:	None
Foundation:	Poured Concrete
Builder:	Avalon Master Builder
New Constr.:	Yes
Construction Material:	Cement Fiber Board, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes

Flooring:	Carpet, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Upper Level
HOA Fee:	$457.00
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	Z-name Not Listed
Community:	Mahogany
Amenities:	None
Appliances:	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	None Known
Pets Allowed:	Yes
Main Floor	Living Room · 18' × 13' ·
Main Floor	Dining Room · 15'6" × 10' ·
Upper Level	Bedroom · 11'4" × 9'5" ·
Upper Level	Bedroom · 11'4" × 9'5" ·
Upper Level	Bedroom - Primary · 13'4" × 11' ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Fishing, Lake, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights

Interior Features:	Breakfast Bar, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s)
Exterior Features:	Private Entrance
Patio And Porch Features:	None
Lot Features:	Back Yard, Close to Clubhouse, Lake, Landscaped, Low Maintenance Landscape, Underground Sprinklers
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	TBD
Listed Date:	Aug 20, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1201-350-mahogany-parade-se-calgary-a2339043/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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