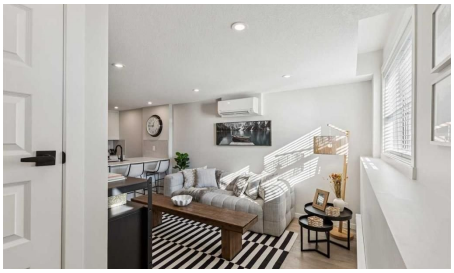
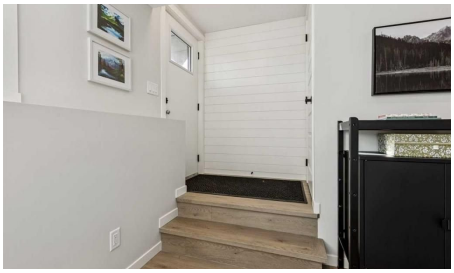
812 135 Mahognay Parade SE

Calgary | Active | MLS® A2341828

$237,250









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2027**	**548.96 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Bode Platform Inc.

A closer look

12 Months of Free Mortgage* on the Braeburn model at ZEN Mahogany! With 548 sq. ft. of stylish, low-maintenance living space, this 1-bedroom, 1-bath home is an excellent opportunity for investors, first-time buyers, or anyone looking to capitalize on short-term rental potential. Built by a NET ZERO builder, this energy-efficient home features triple-pane windows, enhanced insulation, and high-performance construction designed for year-round comfort and lower utility costs. The bright, open-concept layout showcases luxury vinyl plank flooring, a modern kitchen with quartz countertops, shaker-style cabinetry, and a premium 6-piece Whirlpool appliance package. Exterior Hardie Board siding adds lasting curb appeal with enhanced hail and fire resistance, while the thoughtfully designed floorplan maximizes every square foot of living space. Enjoy all the amenities of Mahogany, including lake access, scenic pathways, shops, restaurants, and easy access to South Health Campus and quick connectivity throughout the city.

Photos are representative.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2341828
Bedrooms	1
Bathrooms	1
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:	548.96 sq. ft.
Main Level Finished Area:	548.96 sq. ft.

Condo Fee:	$127.00
Condo Fee Includes:	Common Area Maintenance, Insurance, Professional Management, Snow Removal
HOA Fee Frequency:	Annually
Front Exposure:	East
Entry Level:	1
Levels:	One
End Unit:	2+ Common Walls
Total Rooms Above Grade:	2
Year built:	2027 (Age: -)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	TBD
Heating:	Baseboard, Electric
Basement:	None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Cement Fiber Board, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Vinyl Plank
Cooling:	None

Fireplaces:	0
Garage:	No
Parking:	Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
HOA Fee:	$457.00
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	Z-name Not Listed
Community:	Mahogany
Amenities:	None
Appliances:	Built-In Refrigerator, Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Washer
Inclusions:	N/A
Restrictions:	None Known
Pets Allowed:	Restrictions, Yes
Main Floor	Living Room · 14'8" × 10'4" ·
Main Floor	Bedroom - Primary · 11'8" × 9'8" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Fishing, Lake, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Quartz Counters, Recessed Lighting, Track Lighting
Exterior Features:	Private Entrance
Patio And Porch Features:	None
Lot Features:	Close to Clubhouse, Landscaped, Low Maintenance Landscape

Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	TBD
Listed Date:	Sep 01, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/812-135-mahogany-parade-se-calgary-a2341828/

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

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.