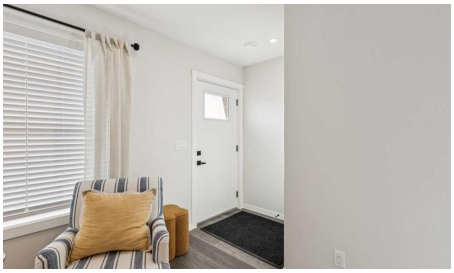
906 135 Mahogany Parade

Calgary | Active | MLS® A2343704

$423,500









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**2027**	**1,588.03 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Bode Platform Inc.

A closer look

Welcome to the Ambrosia, a thoughtfully designed three-storey townhome offering 2 bedrooms, 2.5 bathrooms and exceptional indoor and outdoor living. The open-concept main floor features a spacious kitchen with a large island and breakfast bar, creating the perfect space for everyday living, entertaining and gathering with family and friends. Upstairs, two well-appointed bedrooms each offer access to a full bathroom, while the conveniently located upper-floor laundry adds everyday practicality. The third level features your private rooftop patio, providing an incredible outdoor retreat for relaxing, entertaining, or enjoying the views. A private fenced backyard offers even more outdoor space for pets, play, or simply enjoying the fresh air. Photos are representative.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2343704
Bedrooms	2
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:	3 (or more) Storey
Total Living Area:	1,588.03 sq. ft.
Main Level Finished Area:	609.51 sq. ft.
Upper Level Finished Area:	978.52 sq. ft.
Condo Fee:	$243.00

Condo Fee Includes:	Common Area Maintenance, Professional Management, Reserve Fund Contributions, Snow Removal
HOA Fee Frequency:	Annually
Front Exposure:	East
Entry Level:	1
Levels:	Three Or More
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	2027 (Age: -)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
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
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
Condo Name:	Z-name Not Listed
Community:	Mahogany
Amenities:	None
Appliances:	Dishwasher, Dryer, Microwave Hood Fan, Range, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	None Known
Pets Allowed:	Restrictions, Yes
Main Floor	Living Room · 11'8" × 10'8" ·
Main Floor	Dining Room · 13'6" × 10'6" ·
Upper Level	Bedroom · 14'3" × 11'3" ·
Upper Level	Bedroom · 12' × 10' ·
3rd Floor	Flex Space · 18' × 10'7" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Fishing, Lake, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s)
Interior Features:	Breakfast Bar, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters
Exterior Features:	None
Patio And Porch Features:	Deck

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 09, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/906-135-mahogany-parade-calgary-a2343704/

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

Data was last updated November 23, 2026 at 10:05 AM (UTC)

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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.