



505, 135 Mahogany Parade SE  
Calgary, Alberta

MLS # A2306607



**\$440,000**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,523 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 272
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Separate Entrance, Stone Counters		

**Inclusions:** N/A

Meet the Wilbrook, a thoughtfully designed two-storey townhome offering 1,446 sq. ft. of functional, contemporary living with a single attached garage on the lower level. This 2-bedroom, 2.5-bath home features a bright, open main floor where the kitchen, dining, and living areas flow seamlessly together—perfect for entertaining or everyday relaxed living. The kitchen includes a pantry and opens onto a private balcony, ideal for morning coffee or evening unwinding. Upstairs, you’ll find two spacious bedrooms, including a well-appointed primary retreat with a walk-in closet, sitting area, and private ensuite. A second bedroom, full bathroom, and convenient upper-floor laundry complete the level, offering both comfort and practicality. The lower level adds versatility with a welcoming entry, mudroom, access to the single attached garage, and an optional flex room—perfect for a home office, gym, or guest space if you choose to develop in the future.