



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

806, 135 Mahogany Parade SE
Calgary, Alberta

MLS # A2315790



\$427,000

Division:	Mahogany		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,588 sq.ft.	Age:	2027 (-1 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 242
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting		

Inclusions: N/A

WEST-FACING ROOFTOP PATIO! Stylish 2 bedroom, 2.5 bathroom townhome with developed third level in ZEN Mahogany. Welcome to the Ambrosia with Rooftop Patio at ZEN Mahogany — a beautifully designed 2-BEDROOM, 2.5-BATHROOM townhome offering stylish and functional living in Calgary’s AWARD-WINNING LAKE COMMUNITY. Both spacious bedrooms feature AMPLE CLOSET SPACE and PRIVATE ENSUITES, creating an ideal layout for professionals, roommates, or guests. The DEVELOPED THIRD LEVEL adds valuable flex space and leads to your private WEST-FACING ROOFTOP PATIO — the perfect place to soak up afternoon sun, entertain friends, or unwind while enjoying evening sunsets. Built to 2030 BUILDING CODE AND BEYOND STANDARDS, this home features a TIGHT BUILDING ENVELOPE, EXTRA INSULATION, THICKER WALLS, TRIPLE-PANE WINDOWS, and a FRESH AIR SYSTEM (HRV) that continuously replaces stale indoor air with fresh outdoor air for exceptional comfort, energy efficiency, and healthier living year-round. Photos are from the current showhome with a rooftop patio, and for reference only. Currently in the pre-construction phase, potential for interior selections to personalize.