

1113, 135 Mahogany Parade SE

Calgary, Alberta

MLS # A2229395



\$270,500

| | | | |
|-------------|--|------------|---------|
| Heating: | Baseboard, Electric | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 315 |
| Basement: | None | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | M-2 h24 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Low Flow Plumbing Fixtures, Recessed Lighting, Stone Counters, Track Lighting | | |
| Inclusions: | N/A | | |

The Braeburn floorplan is a beautifully compact one-bedroom, one-bathroom townhome designed for comfort and efficiency. ZEN townhomes feature superior insulation, triple-pane windows, and advanced construction techniques that keep energy costs low and comfort high. Inside, you'll find a fully equipped kitchen with modern appliances and a convenient eating counter connected to a stylish living area perfect for relaxation or entertaining. The separate bedroom offers a peaceful retreat, and the adjacent bathroom boasts quality fixtures and finishes. This home also includes an outdoor living space, extending your living area and providing the perfect morning coffee or evening relaxation spot. The Braeburn offers a smart, efficient introduction to homeownership. Every square foot of this home is thoughtfully designed to maximize functionality, energy efficiency and style. Photos are representative.