



## 109, 135 Mahogany Parade SE, Calgary, Alberta - \$461,700



Main Photo

### Property Description

Energy-efficient 3-storey townhome with 2 bedrooms, 2.5 bathrooms, rooftop patio, and flex space, built with high-performance features. Located in a Calgary lake community, this Net Zero Ready spec home offers three levels of functional living. The main floor includes durable LVP flooring, a quartz island, stainless steel appliances, and an enclosed storage space under the stairs. The second level has two bedrooms, each with an ensuite and large closets, plus a laundry area. The upper level features a rooftop patio and flex space. Energy-efficient upgrades include a heat pump, HRV fresh air system, triple-pane windows, and enhanced insulation. Conveniently located near community amenities.

### REALTOR Referral





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