



## 135 Mahogany Parade Calgary Alberta

\$290,000

The Braeburn floorplan is a beautifully compact one-bedroom, one-bathroom townhome designed for comfort and efficiency. Built to Avalon's Net Zero Advantage standards, it features 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. Unit is below/partially below grade level. Photos are representative. (id:6769)

4pc Bathroom .00 Ft x .00 Ft

Primary Bedroom 9.67 Ft x 11.67 Ft

Living room 14.67 Ft x 10.33 Ft

Listing Presented By:



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