

# \$439,990 - 128 Marquis Lane Se, Calgary

MLS® #A2262078

**\$439,990**

2 Bedroom, 3.00 Bathroom, 1,326 sqft

Single Family on 0.00 Acres

Mahogany, Calgary, Alberta

Welcome to this charming 2-bedroom plus den townhouse nestled in the picturesque lake community of Mahogany! Perfect for investors, first-time buyers, or those looking to downsize, this home showcases a modern open-concept design with 9-foot ceilings that seamlessly connect the living room, dining area, and chef's kitchen. The kitchen is a standout, featuring sleek granite countertops with an extended island, stainless steel appliances, pantry, and ample storage. Step out onto the sunny balcony with gas line, ideal for barbecues and evening sunsets. Upstairs, you'll find two spacious primary bedrooms, each with its own ensuite and generous closets offering privacy and convenience whether for family, roommates, or guests. A versatile den on the main floor adds extra flexibility for a home office, reading nook, or hobby space. Additional features include newer carpet upstairs, air conditioning, upstairs laundry, and a two-piece bath on the main floor. The tandem garage provides room for two vehicles or extra storage, with direct access to the back lawn, while the private driveway allows parking for a third vehicle. The well-managed complex is built with durable James Hardie siding and offers visitor parking close by. Enjoy all that Mahogany has to offer four-season lake access, a vibrant community center, playgrounds, walking paths, and trendy shops and restaurants nearby. This beautifully appointed townhouse is move-in ready and a great opportunity to experience



the best of Calgaryâ€™s premier lake  
community living. (id:6289)

Built in 2013

**Essential Information**

Listing #	A2262078
Price	\$439,990
Bedrooms	2
Bathrooms	3.00
Half Baths	1
Square Footage	1,326
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Condominium/Strata

**Community Information**

Address	128 Marquis Lane Se
Subdivision	Mahogany
City	Calgary
Province	Alberta
Postal Code	T3M2G6

**Amenities**

Amenities	Playground, Schools, Shopping, Water Nearby
Features	Cul-de-sac, PVC window, Closet Organizers, No Animal Home, No Smoking Home, Gas BBQ Hookup, Parking
Parking Spaces	3
Parking	Attached Garage, Garage, Heated Garage, Tandem
# of Garages	3

**Interior**

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave Range Hood Combo, Window Coverings, Garage door opener
Heating	Forced air
Cooling	Central air conditioning
# of Stories	3

**Exterior**

Construction	Wood frame
Foundation	Poured Concrete

## Listing Details

Listing Office      MaxWell Canyon Creek



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