

\$294,900 - 305, 402 Marquis Lane Se, Calgary

MLS® #A2263169

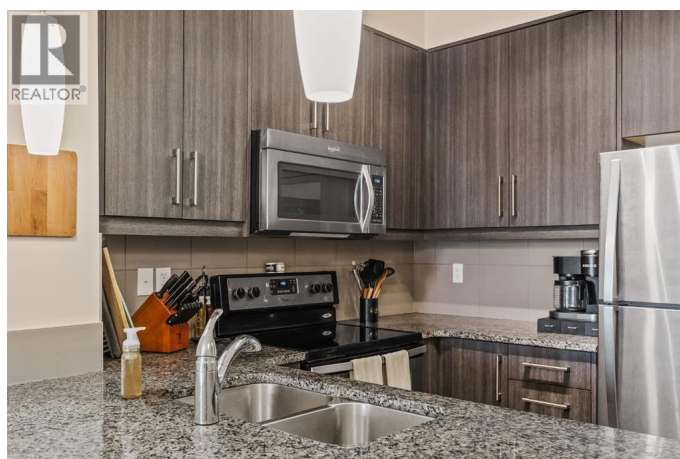
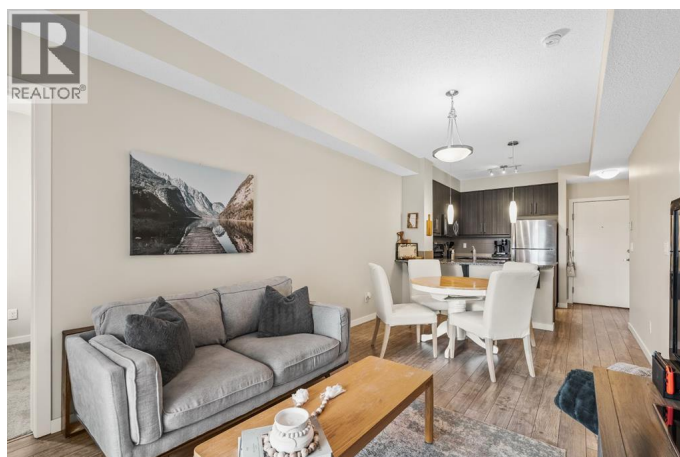
\$294,900

2 Bedroom, 1.00 Bathroom, 635 sqft

Single Family on 0.00 Acres

Mahogany, Calgary, Alberta

Step into this beautifully designed 2-bedroom, 1-bathroom condo, perfectly situated in one of Calgary's most sought-after lake communities – Mahogany. Offering a seamless blend of modern comfort and inviting charm, this home is the perfect backdrop for first-time buyers, down sizers, or savvy investors. As you enter, you're greeted by an open-concept layout, with large sliding patio doors framing serene views of the lush community surroundings. The contemporary kitchen features sleek granite countertops, stainless steel appliances, and a generous breakfast bar – ideal for morning coffees, casual meals, or hosting intimate gatherings. The living area flows effortlessly onto a private balcony, where you can unwind with a glass of wine or take in the evening sunset. Both bedrooms are thoughtfully positioned for privacy, with the primary bedroom offering ample closet space, with a walkthrough closet that opens up to the 4-piece bathroom that is elegantly appointed with modern fixtures and tub, perfect for relaxing after a long day. Additional conveniences include in-suite laundry, titled underground parking and access to building amenities including a fitness centre, designed for comfort and community. But the real magic lies just outside your door – Mahogany's iconic 63-acre freshwater lake, private beaches, and an extensive network of walking paths and parks are only steps away. Indulge in summer paddle boarding, winter skating, or year-round



strolls through beautifully landscaped green spaces. Enjoy quick access to Mahogany's vibrant Urban Village with local shops, restaurants, caf s, and all your day-to-day essentials. Whether you're embracing lakeside living for the first time or looking for a fresh start in one of Calgary's most vibrant communities, this is the place to call home. Come discover where modern comfort meets effortless lifestyle. (id:6289)

Built in 2015

Essential Information

| | |
|----------------|--------------------|
| Listing # | A2263169 |
| Price | \$294,900 |
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Square Footage | 635 |
| Acres | 0.00 |
| Year Built | 2015 |
| Type | Single Family |
| Sub-Type | Condominium/Strata |

Community Information

| | |
|-------------|--------------------------|
| Address | 305, 402 Marquis Lane Se |
| Subdivision | Mahogany |
| City | Calgary |
| Province | Alberta |
| Postal Code | T3M2G7 |

Amenities

| | |
|----------------|--|
| Amenities | Park, Playground, Recreation Nearby, Schools, Shopping, Water Nearby, Clubhouse, Exercise Centre |
| Features | No Smoking Home, Gas BBQ Hookup, Parking |
| Parking Spaces | 1 |
| Parking | Underground |

Interior

| | |
|------------|--|
| Appliances | Refrigerator, Range - Electric, Dishwasher, Microwave Range Hood |
|------------|--|

| | |
|--------------|---|
| | Combo, Window Coverings, Washer & Dryer |
| Heating | Central heating |
| Cooling | See Remarks |
| # of Stories | 4 |

Exterior

| | |
|--------------|-----------------|
| Construction | Wood frame |
| Foundation | Poured Concrete |

Listing Details

Listing Office Charles



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