

\$339,900 - 304, 402 Marquis Lane Se, Calgary

MLS® #A2185993

\$339,900

2 Bedroom, 2.00 Bathroom, 877 sqft
Residential on 0.00 Acres

Mahogany, Calgary, Alberta

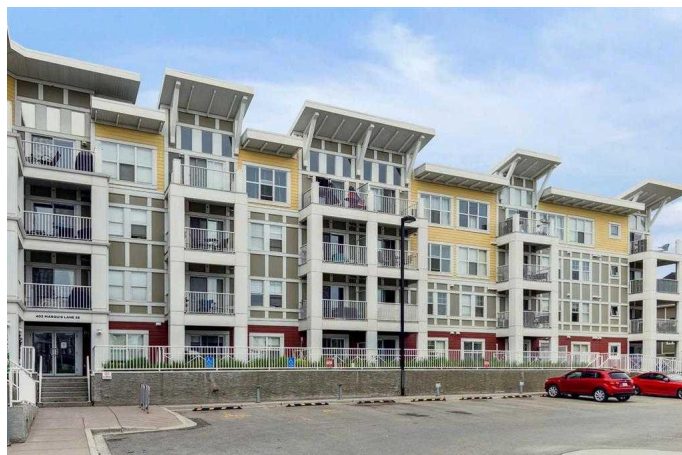
OPEN HOUSE SATURDAY, MAR 15 FROM
2-4PM & MAR 16 FROM 11-1pm*****Condo
Living in the Heart of Mahogany â€œ LAKE
PRIVILEGES

A perfect blend of convenience and lifestyle in this highly sought-after complex in Mahogany. This two-bedroom, two-bathroom condo is situated in a desirable lake community offering exclusive lake privileges and easy access to Fish Creek Park, schools, public transit, and all essential amenities. Step inside to an open-concept that connects the living room, dining area, and kitchen.

The kitchen is great for those that love to cook and entertain. Kitchen features granite countertops, stainless steel appliances, and a large multipurpose room just off the kitchenâ€”ideal for use as a pantry, storage, and laundry space. There is ample cabinetry and an L-shaped island complete with an eating bar, this kitchen has it all.

The main living area features laminate flooring, and carpeting in the bedrooms. The spacious master bedroom boasts a walk-through closet leading to a private 3-piece ensuite. The second bedroom is generously sized, featuring a large closet and convenient access to the second 4-piece bathroom.

Additional features include in-suite laundry, a spacious south facing balcony with a gas



outlet for BBQs. Enjoy the tiled heated underground heated parking spot. Plus, guests are welcomed with plenty of on-site visitor parking.

Don't miss this opportunity to own an incredible condo in a vibrant and growing community with endless recreational and lifestyle amenities. Your Mahogany lakefront lifestyle awaits!

Built in 2015

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2185993 |
| Price | \$339,900 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 877 |
| Acres | 0.00 |
| Year Built | 2015 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Low-Rise(1-4) |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 304, 402 Marquis Lane Se |
| Subdivision | Mahogany |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3M 2G7 |

Amenities

| | |
|----------------|-----------------------------|
| Amenities | Elevator(s), Fitness Center |
| Parking Spaces | 1 |
| Parking | Heated Garage, Underground |

Interior

| | |
|-------------------|---|
| Interior Features | Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating | Baseboard |
| Cooling | None |
| # of Stories | 4 |
| Basement | None |

Exterior

| | |
|-------------------|------------------------------|
| Exterior Features | Balcony, BBQ gas line |
| Roof | Tar/Gravel |
| Construction | Wood Frame, Composite Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | January 10th, 2025 |
| Days on Market | 63 |
| Zoning | DC |
| HOA Fees | 437 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|----------------------------------|
| Listing Office | Diamond Realty & Associates LTD. |
|----------------|----------------------------------|

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