

# \$294,900 - 216, 402 Marquis Lane Se, Calgary

MLS® #A2199045

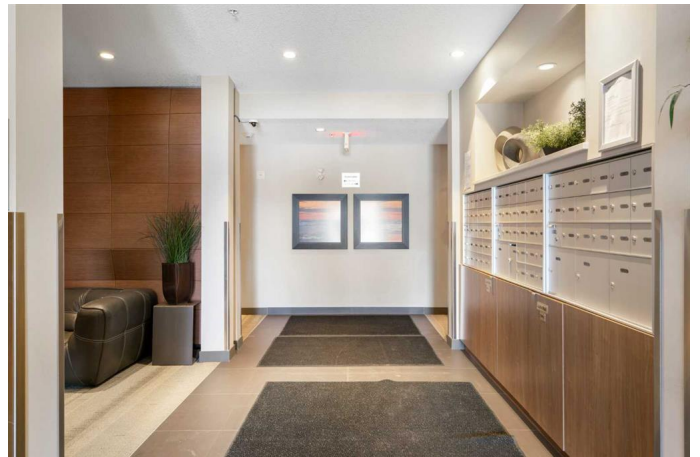
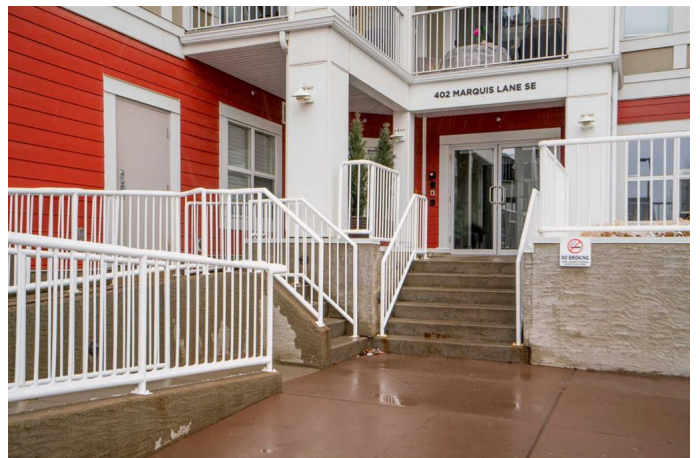
**\$294,900**

2 Bedroom, 1.00 Bathroom, 581 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

Affordable & Functional Living in the Award-Winning Lake Community of Mahogany! Here's your opportunity to own a stylish 2-bedroom, 1-bath condo for under \$300,000 in the highly sought-after Mahogany community! Designed for easy living, this unit offers an open and functional layout with a well-equipped kitchen featuring stainless steel appliances, granite countertops, and a convenient breakfast bar. Rich engineered laminate flooring flows throughout, complemented by cozy carpet in the bedrooms and rare built-in Air Conditioning – a premium comfort not found in many units in the building. What truly sets this home apart is the \$9,000 soundproofing upgrade in the ceilings, a thoughtful enhancement that significantly reduces noise transfer from above and elevates your day-to-day living experience with added peace and quiet. Enjoy outdoor living on your private balcony with a gas line for a BBQ, plus the convenience of a titled surface parking stall. Located in Ebony Apartments, residents have access to fantastic amenities, including a private fitness centre, a playground, and ample visitor parking. This condo is steps from Mahogany School and Divine Mercy Catholic Elementary, making it a perfect home for families. Plus, Mahogany Village Market offers an array of shopping and dining options right at your doorstep. Mahogany is more than just a neighbourhood – it's a vibrant lakeside community! With exclusive access to a



stunning 63-acre freshwater lake, sandy beaches, a state-of-the-art recreation centre, tennis courts, and an extensive pathway system, there's no shortage of ways to enjoy an active lifestyle!

Built in 2015

### Essential Information

MLS® #	A2199045
Price	\$294,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	581
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	216, 402 Marquis Lane Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M2G7

### Amenities

Amenities	Fitness Center, Parking, Snow Removal, Storage, Trash, Visitor Parking, Beach Access
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Pantry, Granite Counters, Recessed Lighting
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Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Central Air Conditioner
Heating	Baseboard
Cooling	Central Air
# of Stories	5

## Exterior

Exterior Features	Other
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame

## Additional Information

Date Listed	March 5th, 2025
Days on Market	46
Zoning	DC
HOA Fees	430
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Charles
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