# \$314,900 - 305, 402 Marquis Lane Se, Calgary

MLS® #A2221958

# \$314,900

2 Bedroom, 1.00 Bathroom, 635 sqft Residential 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 â€" 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 â€" 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 â€" 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, cafés, 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.

#### Built in 2015

#### **Essential Information**

MLS® # A2221958 Price \$314,900

Bedrooms 2
Bathrooms 1.00
Full Baths 1
Square Footage 635

Square Footage 635
Acres 0.00
Year Built 2015

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 305, 402 Marquis Lane Se

Subdivision Mahogany
City Calgary

County Calgary
Province Alberta

Postal Code T3M 2G7

#### **Amenities**

Amenities Beach Access, Clubhouse, Elevator(s), Fitness Center, Visitor Parking

Parking Spaces 1

Parking Owned, Parkade, Stall, Titled, Underground

# of Garages 1

#### Interior

Interior Features Breakfast Bar, Granite Counters, No Smoking Home, Open Floorplan,

Walk-In Closet(s)

Appliances Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator,

Washer/Dryer, Window Coverings

Heating Central Cooling Other

# of Stories 4

# **Exterior**

Exterior Features Balcony, BBQ gas line

Roof Asphalt Shingle

Construction Cement Fiber Board, Wood Frame

Foundation Poured Concrete

# **Additional Information**

Date Listed May 16th, 2025

Days on Market 1

Zoning DC

HOA Fees 449

HOA Fees Freq. ANN

# **Listing Details**

Listing Office Charles

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