

\$329,900 - 304, 402 Marquis Lane Se, Calgary

MLS® #A2205853

\$329,900

2 Bedroom, 2.00 Bathroom, 877 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

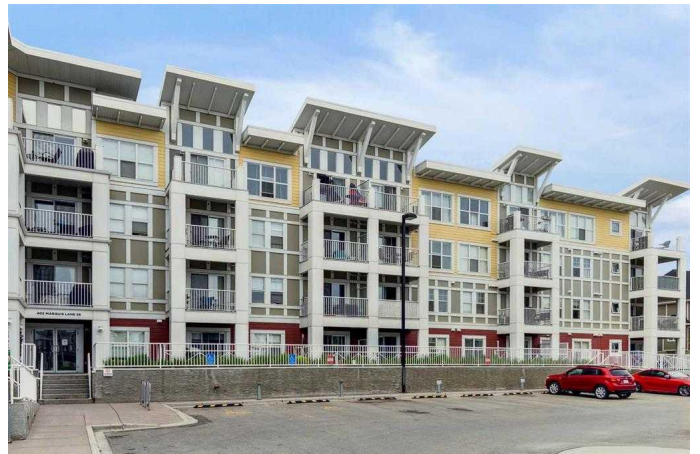
Condo Living in the Heart of Mahogany â€“
LAKE PRIVILEGES

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 titled 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® #	A2205853
Price	\$329,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	877
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
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	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 26th, 2025
Days on Market	15
Zoning	DC
HOA Fees	437
HOA Fees Freq.	ANN

Listing Details

Listing Office Diamond Realty & Associates LTD.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.