\$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 â€" 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 neighbourhoodâ€"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

Full Baths

Essential Information

MLS® # A2199045 Price \$294,900

Bedrooms 2 Bathrooms 1.00

Square Footage 581
Acres 0.00
Year Built 2015

Type Residential Sub-Type Apartment

Style Single Level Unit

1

Status Active

Community Information

Address 216, 402 Marquis Lane Se

Subdivision Mahogany
City Calgary
County Calgary
Province Alberta
Postal Code T3M2G7

Amenities

Amenities Trash, Visitor Parking, Beach Access, Fitness Center, Parking, Snow

Removal, Storage

Parking Spaces 1

Parking Stall

Interior

Interior Features Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home,

Open Floorplan, Pantry, Recessed Lighting

Appliances Central Air Conditioner, Dishwasher, Electric Range, Microwave Hood

Fan, Refrigerator, Washer/Dryer, Window Coverings

Heating Baseboard Cooling Central Air

of Stories 5

Exterior

Exterior Features Other

Roof Asphalt Shingle

Construction Wood Frame, Cement Fiber Board

Additional Information

Date Listed March 5th, 2025

Days on Market 31

Zoning DC

HOA Fees 430

HOA Fees Freq. ANN

Listing Details

Listing Office Charles

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.