

# \$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

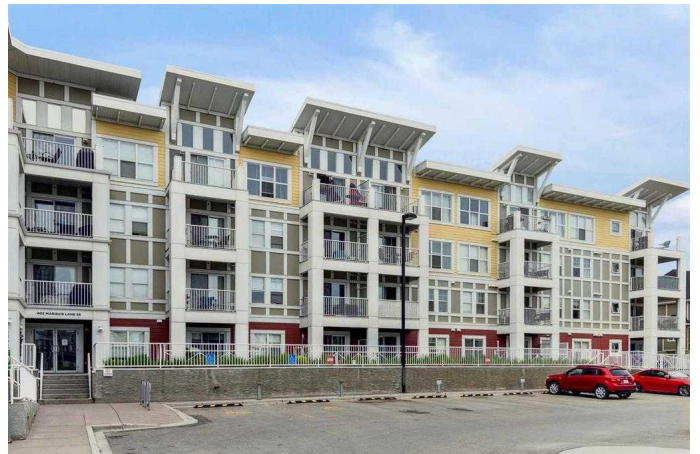
OPEN HOUSE, SATURDAY APRIL 5 FROM  
2-4PM\*\*\*Condo Living in the Heart of  
Mahogany â€” LAKE PRIVILEGES

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	Wood Frame, Composite Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	March 26th, 2025
Days on Market	9
Zoning	DC
HOA Fees	437
HOA Fees Freq.	ANN

## Listing Details

Listing Office          Diamond Realty & Associates LTD.

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