

# \$280,000 - 205, 402 Marquis Lane Se, Calgary

MLS® #A2248375

**\$280,000**

2 Bedroom, 1.00 Bathroom, 635 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

Lake Living in 3 time award winning community of the year. Convenience meets affordability in this 2 bedroom 1 bath condo with underground titled parking. Welcome to Mahogany and this charming original owner corner unit! Your home features 9' ceilings and an open-concept layout which is perfect for entertaining. The kitchen is a dream with granite countertops, a modern tile backsplash, full-height cabinets, and sleek upgraded stainless steel appliances. Enjoy the updated pendant lighting that adds a stylish touch. This unit boasts ample storage, a convenient laundry room with full washer and dryer. Step outside to your east facing large patio with BBQ gas line is a perfect place to relax and take it all in and only one shared wall with a neighbor for added privacy. The building offers fantastic amenities, including a full gym with a bathroom, bike storage and guest parking. Building also has visitor parking just steps away. Situated in one of the best lake communities in Calgary. You are a short distance away from the west beach and beach club so you can use your lake privileges all year around. Close to Westman Village which includes all the amenities you need and more and across the street are both public and Catholic schools. This well-maintained complex is the perfect place to call home! Book your showing today!

Built in 2015



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2248375          |
| Price          | \$280,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 635               |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 205, 402 Marquis Lane Se |
| Subdivision | Mahogany                 |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3M 1M6                  |

## Amenities

|                |                                              |
|----------------|----------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Visitor Parking |
| Parking Spaces | 1                                            |
| Parking        | Secured, Titled, Underground                 |

## Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)                           |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard                                                                                     |
| Cooling           | None                                                                                          |
| # of Stories      | 4                                                                                             |

## Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Balcony, BBQ gas line        |
| Construction      | Composite Siding, Wood Frame |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 18th, 2025 |
| Zoning         | DC                |
| HOA Fees       | 440               |
| HOA Fees Freq. | ANN               |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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