

# \$389,000 - 410, 402 Marquis Lane Se, Calgary

MLS® #A2250373

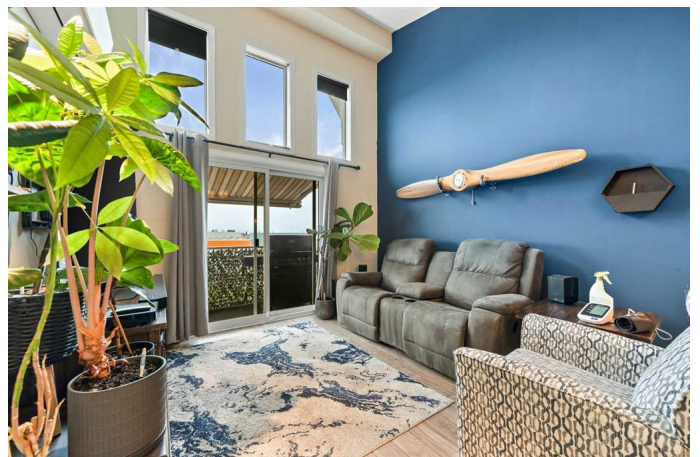
**\$389,000**

2 Bedroom, 2.00 Bathroom, 877 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

Welcome to Ebony in Mahogany—where lake living meets modern convenience! This stunning top-floor west-facing condo offers a rare combination of soaring design, thoughtful upgrades, and unbeatable location just a few blocks from the community beach and right across the street from two schools. From the moment you enter, you're greeted with an impressive 14-foot sloped ceiling and two levels of windows in both the living room and primary bedroom, flooding the home with natural light and creating a sense of openness rarely found in condo living. Elegant French sliding doors lead out to your private west-facing deck with a built-in awning—the perfect retreat to watch sunsets, enjoy BBQ nights with the gas line hookup, or simply relax in the shade on sunny days. The kitchen is a chef's delight with Beautiful wood-grain like cabinets paired with gorgeous granite countertops. A full stainless steel appliance package with a huge walk-in pantry for storage and organization. A convenient office nook for working from home and in suite laundry adds ease and convenience. Flowing seamlessly from the kitchen is the open-concept living and dining area, finished with stunning laminate flooring and a feature wall that adds warmth and personality. The Primary Suite feels like a sanctuary with soaring ceilings, a walk-through closet, and a spa-inspired 3-piece ensuite featuring an oversized walk-in shower with sleek sliding glass doors, granite counters, and timeless tile flooring. The second bedroom is



equally impressive with a walk-in closet and access to the 4-piece main bath, ideal for guests or family. Additional features of this great home include TWO TITLED PARKING STALLS, air conditioning to keep you cool on summer days, large deck with BBQ gas line for year-round grilling, an on-site gym and playground in the complex, and visitor parking and traffic-calming school zones for added safety. Living here means more than a home—it's a lifestyle. Stroll a couple of blocks to the private beach, explore parks, pathways, and playgrounds, or take advantage of nearby shopping, dining, and amenities. With schools across the street and quick access in and out of the community, this home is as practical as it is beautiful. If you've been dreaming of lake living with soaring ceilings, natural light, and modern comfort, this is the condo that has it all. Don't wait—schedule your private showing today!

Built in 2015

**Essential Information**

MLS® #	A2250373
Price	\$389,000
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	410, 402 Marquis Lane Se
Subdivision	Mahogany

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2G7

### Amenities

Amenities	Beach Access, Fitness Center, Playground, Secured Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Parkade, Stall, Underground

### Interior

Interior Features	Breakfast Bar, Granite Counters, High Ceilings, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer, Window Coverings
Heating	Baseboard
Cooling	Central Air
# of Stories	4

### Exterior

Exterior Features	Playground
Construction	Cement Fiber Board, Wood Frame

### Additional Information

Date Listed	August 22nd, 2025
Days on Market	1
Zoning	DC
HOA Fees	463
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Jayman Realty Inc.
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