

# \$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

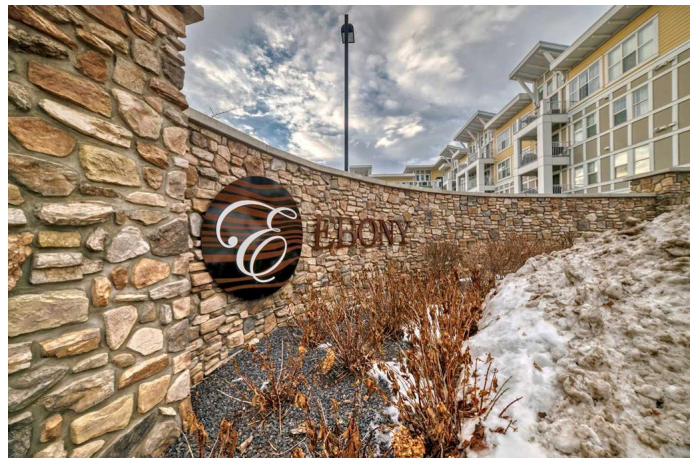
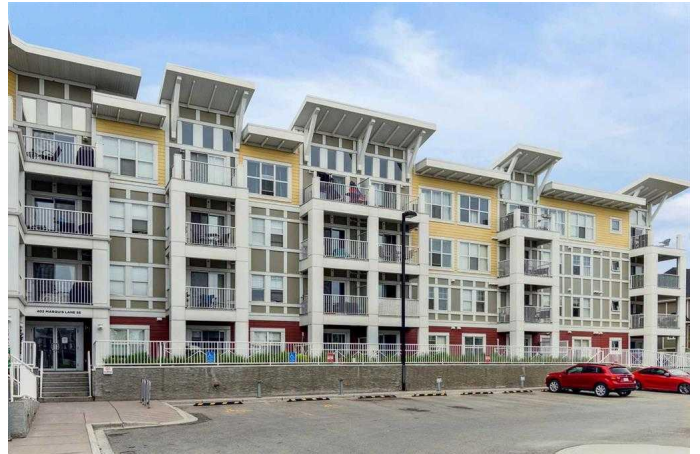
OPEN HOUSE, SATURDAY APRIL 5 FROM  
2-4PM\*\*\*Condo Living in the Heart of  
Mahogany â€” LAKE PRIVILEGES

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 | 8                |
| Zoning         | DC               |
| HOA Fees       | 437              |
| HOA Fees Freq. | ANN              |

## Listing Details

Listing Office          Diamond Realty & Associates LTD.

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