

# \$249,000 - 311, 402 Marquis Lane Se, Calgary

MLS® #A2088246

**\$249,000**

2 Bedroom, 1.00 Bathroom, 573 sqft

Residential on 0.00 Acres

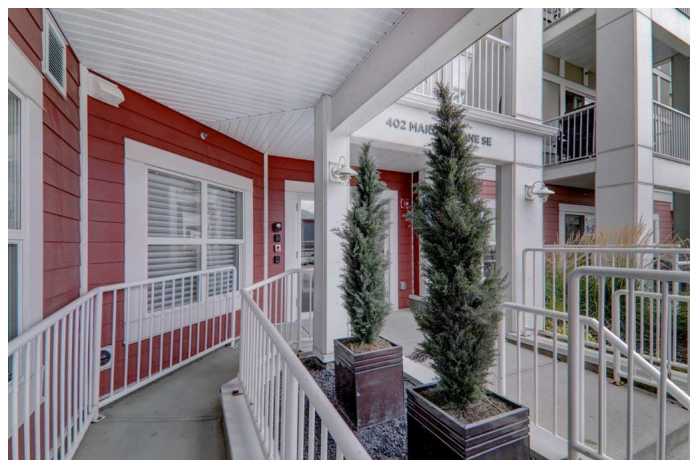
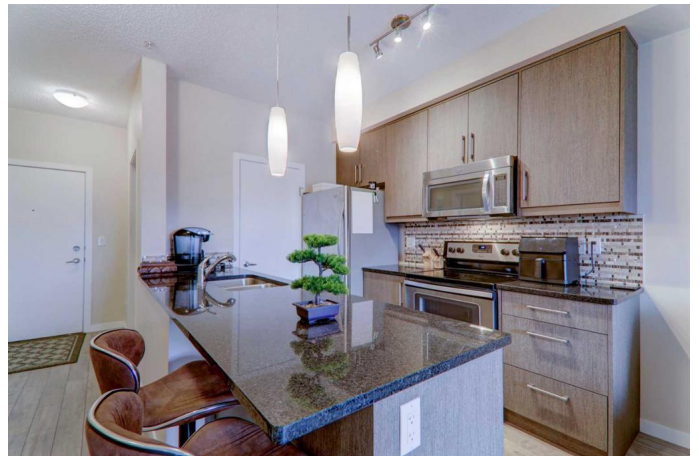
Mahogany, Calgary, Alberta

Check out this great condo in the highly desired Ebony Apartments, located in the wonderful community of Mahogany. The layout is exceptionally efficient with two bedrooms (or one bedroom + den, with closet and sprinkler system) and an open floor plan. The property includes a laundry and storage room, a full bathroom, and an inviting balcony. High ceilings, quartz counter tops and modern, stainless steel appliances reflect the quality to be found. The building is professionally managed and maintained, and offers a well equipped and private exercise room and an inviting foyer. The property includes a titled parking stall and the community amenities are terrific. The Lake area offers abundant recreation, while nearby shopping and dining opportunities and local schools reflect a vibrant and warm community loved by your future neighbors. This property is worth viewing right away!

Built in 2014

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2088246  |
| Price          | \$249,000 |
| Sold Price     | \$249,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 573       |



|            |               |
|------------|---------------|
| Acres      | 0.00          |
| Year Built | 2014          |
| Type       | Residential   |
| Sub-Type   | Apartment     |
| Style      | Low-Rise(1-4) |
| Status     | Sold          |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 311, 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        | Stall, Titled               |

### **Interior**

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Elevator, Kitchen Island, No Smoking Home, Open Floorplan   |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Baseboard, Natural Gas                                                     |
| Cooling           | Other                                                                      |
| # of Stories      | 4                                                                          |
| Basement          | None                                                                       |

### **Exterior**

|                   |                   |
|-------------------|-------------------|
| Exterior Features | Other, Playground |
| Roof              | Tar/Gravel        |
| Construction      | Wood Frame        |
| Foundation        | Poured Concrete   |

### **Additional Information**

|             |                    |
|-------------|--------------------|
| Date Listed | October 19th, 2023 |
| Date Sold   | October 30th, 2023 |

|                |        |
|----------------|--------|
| Days on Market | 9      |
| Zoning         | DC     |
| HOA Fees       | 409.50 |
| HOA Fees Freq. | ANN    |

**Listing Details**

Listing Office            COLDWELL BANKER MOUNTAIN CENTRAL

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