

\$435,000 - 117 Marquis Lane Se, Calgary

MLS® #A2091239

\$435,000

2 Bedroom, 3.00 Bathroom, 1,282 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

Stunning 2-Bedroom End Unit Townhouse, located in the highly sought-after community of Mahogany. This townhouse offers a perfect blend of comfort, style, and convenience with the benefits of lake access. Residents can take advantage of the many year-round activities and amenities including the Lake and Beach Club. The Mahogany Village Market is also located nearby, providing convenient shopping and dining options, and let's not forget easy access to Stoney & Deerfoot Trail etc.

This home has been well maintained and it shows the moment you step inside. When you walk up to the main level, you are greeted with gorgeous laminate flooring throughout, high ceilings, large windows, and a balcony off the living room, providing an abundance of natural light and creating an inviting and cozy space. The walkthrough kitchen is a dream with lots of cabinets, offering plenty of storage for all your needs, as well as beautiful granite countertops, and a new fridge purchased just last year. Adjacent to the kitchen is a large separate dining room and a half bath.

Upstairs is the in-suite laundry, and two spacious primary suites, ideally located on opposite sides of the house ensuring convenience and privacy for all residents. Both have their own ensuite bathrooms (one with a tub and shower combo and the other with a walk-in shower). Both bedrooms have double



closets as well.

The lower level has a large foyer and bonus room that is perfect for an office or additional family room. This level also has access to the large heated single car garage, and there is plenty of storage too!

Additional features of this home include air conditioning and a front driveway for additional parking.

This townhouse is sure to exceed your expectations; a perfect place to call home. Don't miss out on the opportunity to experience the best in comfort, style, and community living.

Built in 2013

Essential Information

MLS® #	A2091239
Price	\$435,000
Sold Price	\$435,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,282
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey, Side by Side
Status	Sold

Community Information

Address	117 Marquis Lane Se
Subdivision	Mahogany
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3M2G6

Amenities

Amenities	Beach Access, Recreation Facilities, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Additional Parking, Driveway, Heated Garage, Single Garage Attached

Interior

Interior Features	Breakfast Bar, High Ceilings, Quartz Counters
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Humidifier, Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
# of Stories	3
Basement	None

Exterior

Exterior Features	Playground, Private Entrance
Lot Description	Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Cement Fiber Board
Foundation	Poured Concrete

Additional Information

Date Listed	November 3rd, 2023
Date Sold	November 17th, 2023
Days on Market	14
Zoning	DC
HOA Fees	407.16
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR REALTY
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