

\$470,000 - 213 Marquis Lane Se, Calgary

MLS® #A2117935

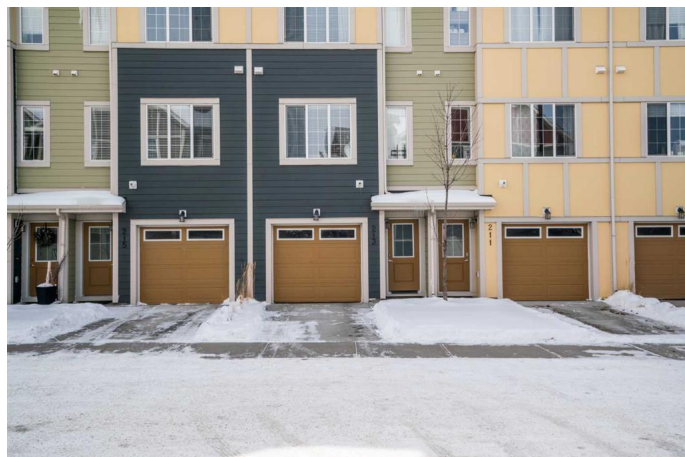
\$470,000

3 Bedroom, 3.00 Bathroom, 1,405 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

Step into luxury living in this stunning 3-bedroom townhome nestled in the vibrant community of Mahogany! Boasting over 1400 square feet of meticulously crafted space, this residence is a true gem. You can enter the home via the heated 35 foot-long garage or welcoming front door. Either way, you'll be greeted by a chic vestibule adorned with sleek tile flooring at your feet and an ambiance that radiates warmth and welcome. Ascend to the main floor where elegant plank flooring bathed in natural light guides you through to a gourmet kitchen fit for a chef's dreams. Marvel at the expansive kitchen island, fit with luxurious stone countertops and pendant lighting, creating the perfect setting for entertaining guests or enjoying a quiet morning coffee. Stainless steel appliances gleam against a tastefully designed backsplash, while ample cabinet and drawer space ensure storage is never a concern. The main floor is a symphony of style and functionality, featuring a powder room, dining area, balcony equipped to fuel your gas bbq and a cozy living space bathed in sunlight pouring through large windows. Venture to the upper floor where tranquility awaits in the form of three spacious bedrooms, including a lavish primary suite complete with an indulgent en-suite bathroom. The en-suite shower is a spa-like oasis, adorned with floor-to-ceiling tile and equipped with modern fixtures for the ultimate in relaxation. But the allure doesn't end there. This townhome is located in the



coveted community of Mahogany, offering residents access to a plethora of recreational amenities. Whether you're soaking up the sun on the beach in summer or gliding across the frozen lake on skates in winter, Mahogany has something for everyone. With trout-stocked waters for fishing and opportunities for serene lake outings, every day is an adventure waiting to happen. Don't let this opportunity slip away â€” seize the chance to call this rare 3-bedroom unit in Ebony Townhomes of Mahogany your own and elevate your lifestyle to new heights!

Built in 2013

Essential Information

MLS® #	A2117935
Price	\$470,000
Sold Price	\$469,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,405
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	213 Marquis Lane Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1N8

Amenities

Amenities	Beach Access, Clubhouse, Park, Playground, Racquet Courts, Recreation Facilities, Visitor Parking
Parking Spaces	3
Parking	Double Garage Attached, Parking Pad

Interior

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Stone Counters, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator
Heating	Central, Natural Gas
Cooling	Rough-In
Basement	None

Exterior

Exterior Features	Balcony, Lighting, Playground
Lot Description	Other
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 12th, 2024
Date Sold	April 30th, 2024
Days on Market	18
Zoning	DC
HOA Fees	407.16
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Benchmark
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