

\$385,000 - 110, 402 Marquis Lane Se, Calgary

MLS® #A2130713

\$385,000

2 Bedroom, 2.00 Bathroom, 877 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

LAKE PRIVILEGES | TWO BEDROOM + TWO BATHROOM | TITLED PARKING + TITLED STORAGE | IN BUILDING PRIVATE GYM| Welcome to Lakeside living in the vibrant community of Mahogany. Nestled in one of Calgary's most sought after neighbourhoods, this stunning 2-bedroom, 2-bathroom condo with a massive 24x8 patio offers the perfect blend of modern living and convenience. Step inside and be greeted by a spacious and thoughtfully designed interior. The open-concept layout seamlessly connects the living, dining, and kitchen areas, creating an inviting space for relaxation and entertainment. Large windows flood the condo with natural light, highlighting the modern finishes throughout. The kitchen offers ample cabinets with granite countertops and stainless steel appliances and a large convenient Pantry. The master bedroom features a walk-in closet and a 3pce ensuite, complete with a walk-in shower. The second bedroom is perfect for guests, a home office, or a cozy retreat, with a conveniently located four piece main bath. Step outside onto the spacious patio and prepare to be amazed. Stretching the entire width of the condo, this west facing outdoor oasis is the ideal spot to soak up the sun, enjoy a morning coffee, or summer drinks with friends and family. The included sunscreens provide shade from the afternoon sun and privacy when you want to enjoy a quiet moment outdoors. A FULLY EQUIPPED GYM just steps from the



unit; PRIVATE BEACH ACCESS; heated underground TITLED PARKING and a large TITLED STORAGE locker complete this phenomenal property.

Experience the beauty of Mahogany's many family friendly outdoor spaces. Take a leisurely stroll around the 63 acre community lake, relax on 1 of the 2 private sandy beaches - complete with a 22,000 sqft members only Beach Club, or enjoy a picnic in one of the 30 parks and playgrounds. With 22 km of pathways and 265 acres of green spaces to explore, outdoor enthusiasts will feel right at home. There is also the village market, where you can enjoy shopping; trendy caf  s; casual restaurants and professional services. Book your showing today and come home to Mahogany!

Built in 2014

Essential Information

MLS�� #	A2130713
Price	\$385,000
Sold Price	\$405,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	877
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	110, 402 Marquis Lane Se
Subdivision	Mahogany

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2G7

Amenities

Amenities	Fitness Center, Other, Parking, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Parkade, Underground

Interior

Interior Features	Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Recreation Facilities, Separate Entrance, Vinyl Windows, Walk-In Closet(s)
Appliances	Dryer, Electric Stove, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Refrigerator, Garage Control(s), Microwave Hood Fan, Washer, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
Cooling	None
# of Stories	4

Exterior

Exterior Features	BBQ gas line, Private Entrance
Roof	Tar/Gravel
Construction	Composite Siding, Wood Frame

Additional Information

Date Listed	May 9th, 2024
Date Sold	May 31st, 2024
Days on Market	20
Zoning	R1
HOA Fees	440.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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