

\$324,800 - 318, 402 Marquis Lane Se, Calgary

MLS® #A2138744

\$324,800

2 Bedroom, 1.00 Bathroom, 586 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

Experience Luxurious Lakeside Living in Mahogany, Calgary

Welcome to Mahogany, one of Calgary's most vibrant and sought-after communities. Nestled within this picturesque neighborhood is a stunning 2-bedroom, 1-bathroom condo that perfectly combines modern living with unparalleled convenience. From the moment you step inside, you'll be captivated by the thoughtful design and inviting atmosphere.

This Home is Designed for Comfort and Style
As you enter this beautiful condo, you'll immediately notice the spacious and open-concept layout. The living, dining, and kitchen areas flow seamlessly together, creating a perfect space for relaxation and entertainment. Large windows bathe the interior in natural light, highlighting the contemporary finishes that adorn every corner.

The kitchen is a culinary enthusiast's dream, featuring ample cabinetry, elegant granite countertops, and top-of-the-line stainless steel appliances.

The master bedroom offers a tranquil retreat with a good-sized closet, providing plenty of space for your wardrobe. The second bedroom is versatile, ideal for guests, a home office, or a cozy hideaway. The four-piece main bathroom is conveniently located, ensuring comfort and accessibility for all.

Step outside onto the west-facing balcony,



where you can soak up the sun, enjoy a morning coffee, or share summer drinks with friends and family.

Mahogany Lake offers Unmatched Amenities at Your Doorstep

Living in this condo means you have access to an array of exceptional amenities. Just steps from your unit, a fully equipped private gym awaits, ensuring that your fitness routine is always convenient. Additionally, you'll enjoy exclusive access to Mahogany's beautiful lake, providing endless opportunities for relaxation and recreation.

Embrace the Mahogany Lifestyle

Mahogany is more than just a place to live; it's a lifestyle. The community boasts numerous family-friendly outdoor spaces, including a 63-acre lake, two private sandy beaches, and a 22,000 sqft members-only Beach Club. Whether you're taking a leisurely stroll along the 22 km of pathways, exploring the 265 acres of green spaces, or enjoying a picnic in one of the 30 parks and playgrounds, Mahogany offers something for everyone.

For those who love to shop and dine, the village market in Mahogany features trendy cafés, casual restaurants, and a variety of professional services. Everything you need is right at your fingertips, making life in Mahogany both convenient and enjoyable.

Your New Home Awaits

Don't miss the opportunity to experience the best of lakeside living in Mahogany. This stunning condo offers the perfect blend of modern comfort and community charm. Book your showing today and discover why Mahogany is one

Built in 2014

Essential Information

MLS® #	A2138744
Price	\$324,800
Sold Price	\$312,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	586
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	318, 402 Marquis Lane Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2G7

Amenities

Amenities	Beach Access, Clubhouse, Elevator(s), Fitness Center, Park, Parking, Playground, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Stall

Interior

Interior Features	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard, Radiant
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony, BBQ gas line, Lighting
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame

Additional Information

Date Listed	June 6th, 2024
Date Sold	July 3rd, 2024
Days on Market	27
Zoning	DC
HOA Fees	427.52
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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