

\$475,000 - 332 Marquis Lane Se, Calgary

MLS® #A2154080

\$475,000

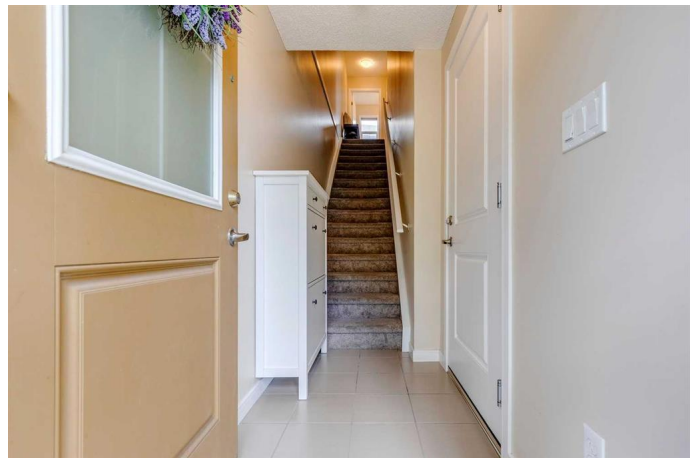
3 Bedroom, 3.00 Bathroom, 1,263 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

This end unit townhouse in the highly sought-after community of Mahogany presents an excellent opportunity for prospective homeowners, featuring low condo fees and a fabulous open floor plan. The main level is adorned with luxurious vinyl plank (LVP) flooring, which complements the spacious living area filled with abundant natural light streaming through large windows. The kitchen showcases sleek cabinetry with a wood grain effect in tones of dark wood and greys, perfectly accented by a mosaic tiled backsplash. Stainless steel appliances, granite countertops, and an island with seating space add both functionality and style to this culinary haven. Adjacent to the kitchen, the generous dining area opens to a balcony equipped with a gas line for BBQs, making it an ideal spot for entertaining guests. Additionally, a powder room on the main floor caters to visitors. The upper level features a master suite complete with a four-piece en-suite bathroom and a spacious walk-in closet. This level also includes two additional bedrooms, a family bathroom, and a convenient laundry area. The townhouse boasts several upgrades, including air conditioning and a tandem heated garage with ample space for two vehicles uncovered with a 3rd in the driveway and additional storage. This garage also provides access to a lower patio, offering a shady retreat on sunny days.

Situated in a prime location, the property is just steps away from both Public and Catholic



schools and within walking distance to the lake, which offers year-round recreational activities for residents. The amenities at Westman Village, Mahogany Village, Auburn Station, and Seton are easily accessible, as well as major routes like Stoney and Deerfoot trails, making this townhouse a perfect blend of convenience and comfort.

Built in 2013

Essential Information

MLS® #	A2154080
Price	\$475,000
Sold Price	\$485,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,263
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	332 Marquis Lane Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2G8

Amenities

Amenities	Snow Removal, Visitor Parking
Parking Spaces	3
Parking	Double Garage Attached, Driveway, Heated Garage, Oversized,

Tandem

Interior

Interior Features	Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Track Lighting, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard, Playground
Lot Description	Backs on to Park/Green Space, Close to Clubhouse, Corner Lot, Cul-De-Sac, Fruit Trees/Shrub(s), Front Yard, Lawn, Low Maintenance Landscape, Landscaped
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 31st, 2024
Date Sold	August 19th, 2024
Days on Market	19
Zoning	DC
HOA Fees	427.52
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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