

# \$470,000 - 228 Marquis Lane Se, Calgary

MLS® #A2167144

**\$470,000**

2 Bedroom, 3.00 Bathroom, 1,418 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

Prime location! This pristine townhouse condo offers over 1,400 sq ft of immaculate living space with 9 ft ceilings throughout giving a spacious look. The main level boasts a versatile flex space/office and a large foyer. You'll find direct access to the fully insulated, dry-walled single garage with an electric opener and heater, plus additional parking on the driveway.

The entrance features ceramic tile, and the unit has been freshly updated with brand-new carpeting. The upper level showcases a stunning kitchen equipped with granite countertops, a custom backsplash, stainless steel appliances, and an L-shaped island with a convenient eating bar. The upgraded laminate flooring extends through the main level, where the kitchen is centrally located. Adjacent is a large dining area that opens to a south-facing deck, complete with a gas outlet.

A bright living room with large windows sits on the other side of the kitchen. A half bath is conveniently located on this level. Upstairs, you'll find two generously sized master bedrooms, each featuring 4-piece ensuites and double closets. Ideal for first-time buyers or investors, this home includes the convenience of in-suite laundry and ceramic tile in the bathrooms. Fresh paint throughout gives this property a polished, move-in-ready feel.

Located near all essential amenitiesâ€”grocery



stores, restaurants, parks, schools, public transit”and the sought-after Mahogany Lake, where you”ll enjoy year-round activities such as swimming, paddleboarding, and skating. This property is truly a must-see and shows 10/10!

Built in 2013

### Essential Information

MLS® #	A2167144
Price	\$470,000
Sold Price	\$465,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,418
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

### Community Information

Address	228 Marquis Lane Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1N8

### Amenities

Amenities	Other
Parking Spaces	2
Parking	Driveway, Heated Garage, Single Garage Attached

### Interior

Interior Features	Granite Counters
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

## Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Low Maintenance Landscape, Landscaped
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 20th, 2024
Date Sold	October 4th, 2024
Days on Market	14
Zoning	DC
HOA Fees	407.00
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Diamond Realty & Associates LTD.
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