

**205 Marquis Lane SE
Calgary, Alberta**

MLS # A2222852



\$449,900

Division:	Mahogany		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,459 sq.ft.	Age:	2013 (12 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 255
Basement:	None	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home		

Inclusions: n/a

OPEN HOUSE - Sunday July 6, 12:00-2:00 - Affordable Lake Living in Mahogany! Welcome to townhome living and an incredible opportunity to own in one of Calgary's most desirable lake communities – without compromising on style, space, or functionality. This popular-designed 2-bedroom, 2.5-bathroom townhouse is perfect for first-time buyers, young professionals, downsizers, or investors looking to enjoy the benefits of lake community living at an accessible price point. Step inside and you'll love the thoughtful layout, featuring a popular dual primary bedroom design, each with its own private ensuite and spacious closet – ideal for roommates, guests, or a home office setup. The bright main living area, thanks to a sunny south back exposure, boasts a functional kitchen featuring a large island that flows seamlessly into both the dining and living space – perfect for everyday living and entertaining. Unique to this model is a main floor flex room (with it's own patio access), offering the perfect space for a home office, workout room, or hobby area – a rare bonus in this price range! Enjoy the outdoors on your private upper balcony or lower patio and families will enjoy having the playground directly behind. Buyers will also appreciate the convenience of in-suite laundry, a guest powder room, and attached single garage with driveway for an additional parking space. All of this within walking distance to Mahogany's amazing amenities – including lake access, beaches, two elementary schools, walking trails, parks, shops, restaurants, and more. Don't miss your chance to get into this award-winning community at an unbeatable value. Book your showing today and experience Mahogany living for yourself!