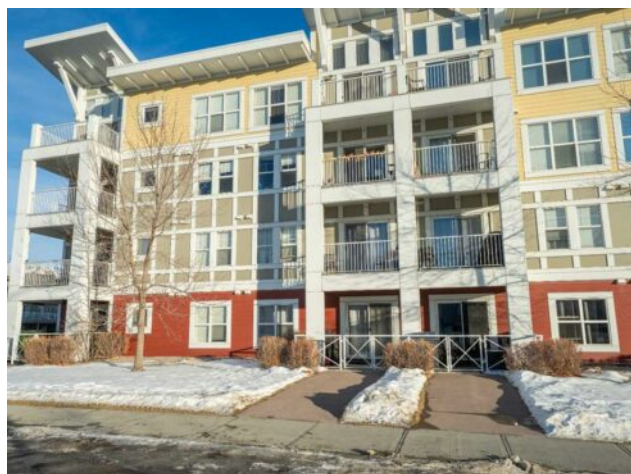


**118, 402 Marquis Lane SE
Calgary, Alberta****MLS # A2274882****\$242,900**

Division:	Mahogany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	576 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	1
Garage:	Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 371
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan		

Inclusions: None

*** OPEN HOUSE SATURDAY JANUARY 31ST: 2:00 PM - 4:00 PM *** Experience the ultimate lakeside lifestyle in this stunning 2-bedroom, 1-bathroom main-floor condo located in the highly sought-after Ebony Apartments in Mahogany. This bright and functional residence is an exceptional opportunity for first-time buyers, downsizers, or investors looking for a home that perfectly balances comfort, value, and convenience. As you step inside, you are greeted by an inviting open-concept floor plan elevated by soaring 9-foot ceilings and flooded with natural light, creating a spacious atmosphere that is perfect for entertaining. The modern chef-inspired kitchen serves as the heart of the home, featuring full-height cabinetry, sleek granite countertops, and a stylish tile backsplash. The extended kitchen island offers additional seating and is highlighted by chic pendant lighting, all complemented by a full suite of premium stainless steel appliances. The airy living room flows seamlessly to a generous covered patio, which comes equipped with a BBQ gas hook-up, making it an ideal spot for year-round outdoor relaxation. Both the primary and secondary bedrooms provide flexible space for guests or a home office and share a well-appointed 4-piece bathroom. For added convenience, the unit includes an in-suite laundry room, dedicated storage space, and a titled parking stall, with plenty of visitor parking just steps from your door. Residents of Ebony enjoy exclusive access to incredible on-site amenities, including a private fitness center, bike storage, and a children's playground. Living in Mahogany means more than just a beautiful home; it grants you unparalleled access to Calgary's premier lake community where you can enjoy swimming, boating, and fishing. You are perfectly positioned just moments away from the Mahogany Village Market,

offering a vibrant array of shopping, dining, and daily essentials. With quick access to transit and Stoney Trail, this low-maintenance home provides a seamless connection to the rest of the city while maintaining a tranquil resort-style feel. Don't miss your chance to own in one of Calgary's most desirable neighborhoods—book your private showing today and start living the lake life you've always dreamed of.