

216, 402 Marquis Lane SE
Calgary, Alberta

MLS # A2199045



\$290,000

Division:	Mahogany		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	581 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 362
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting		

Inclusions: BBQ

Affordable & Functional Living in the Award-Winning Lake Community of Mahogany! Here's your opportunity to own a stylish 2-bedroom, 1-bath condo for under \$300,000 in the highly sought-after Mahogany community! Designed for easy living, this unit offers an open and functional layout with a well-equipped kitchen featuring stainless steel appliances, granite countertops, and a convenient breakfast bar. Rich engineered laminate flooring flows throughout, complemented by cozy carpet in the bedrooms and rare built-in Air Conditioning — a premium comfort not found in many units in the building. What truly sets this home apart is the \$9,000 soundproofing upgrade in the ceilings, a thoughtful enhancement that significantly reduces noise transfer from above and elevates your day-to-day living experience with added peace and quiet. Enjoy outdoor living on your private balcony with a gas line for a BBQ, plus the convenience of a titled surface parking stall. Located in Ebony Apartments, residents have access to fantastic amenities, including a private fitness centre, a playground, and ample visitor parking. This condo is steps from Mahogany School and Divine Mercy Catholic Elementary, making it a perfect home for families. Plus, Mahogany Village Market offers an array of shopping and dining options right at your doorstep. Mahogany is more than just a neighbourhood—it's a vibrant lakeside community! With exclusive access to a stunning 63-acre freshwater lake, sandy beaches, a state-of-the-art recreation centre, tennis courts, and an extensive pathway system, there's no shortage of ways to enjoy an active lifestyle!