

# \$290,000 - 216, 402 Marquis Lane Se, Calgary

MLS® #A2199045

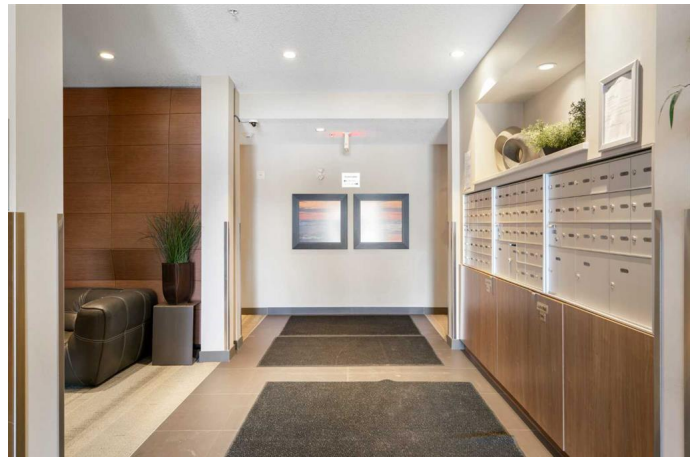
**\$290,000**

2 Bedroom, 1.00 Bathroom, 581 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

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!

Built in 2015

### Essential Information

MLS® #	A2199045
Price	\$290,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	581
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	216, 402 Marquis Lane Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M2G7

### Amenities

Amenities	Parking, Snow Removal, Storage, Trash, Visitor Parking, Beach Access, Fitness Center
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting
-------------------	--

Appliances	Central Air Conditioner, Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard
Cooling	Central Air
# of Stories	5

## Exterior

Exterior Features	Other
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame

## Additional Information

Date Listed	March 5th, 2025
Days on Market	55
Zoning	DC
HOA Fees	430
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Charles
----------------	---------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.