

# \$294,900 - 216, 402 Marquis Lane Se, Calgary

MLS® #A2199045

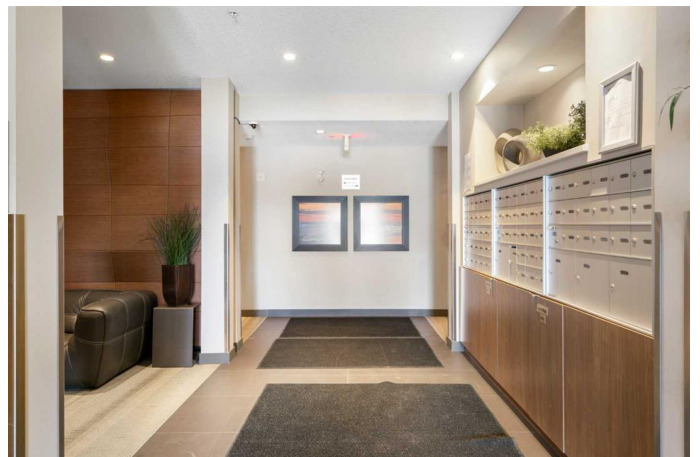
**\$294,900**

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          | \$294,900         |
| 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      | Fitness Center, Parking, Snow Removal, Storage, Trash, Visitor Parking, Beach Access |
| Parking Spaces | 1                                                                                    |
| Parking        | Stall                                                                                |

### Interior

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

|              |                                                                                                                       |
|--------------|-----------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Central Air Conditioner |
| 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 | 45              |
| Zoning         | DC              |
| HOA Fees       | 430             |
| HOA Fees Freq. | ANN             |

## Listing Details

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

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