



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

405, 402 MARQUIS Lane SE
Calgary, Alberta

MLS # A2248585



\$298,000

Division:	Mahogany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	635 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	1
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 378
Basement:	-	LLD:	-
Exterior:	Composite Siding, Metal Siding , Wood Frame, Wood Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Vaulted Ceiling(s)		

Inclusions: N/A

Here it is! Top floor unit with soaring 14' vaulted ceiling - This "Fortune" model is on the TOP FLOOR and comes with lots of extra's including granite counters, laminate floors, upgraded backsplash, soft close cabinets fresh paint and Stainless Steel appliances. There's plush carpet w/7 oz underlay in the bedroom/den, walk-thru closet in the master to a 4 piece bath and in-suite laundry too! Relax and BBQ on your private balcony, or get a workout in downstairs in the main floor gym. This condo is just a short skip to the Mahogany Lakes, beach and pathway system for a quick run or bike and great access to Stoney Trail/Deerfoot and all shops and amenities. We also come with titled underground parking and bike storage making this a great place to call home plus quick possession available!!