

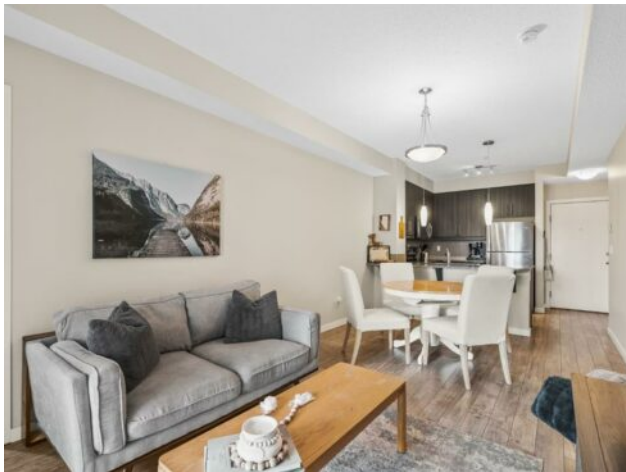


GRASSROOTS
REALTY GROUP

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305, 402 Marquis Lane SE
Calgary, Alberta

MLS # A2263169



\$294,900

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:	Owned, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 378
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: Portable Air Conditioning Unit

Step into this beautifully designed 2-bedroom, 1-bathroom condo, perfectly situated in one of Calgary's most sought-after lake communities — Mahogany. Offering a seamless blend of modern comfort and inviting charm, this home is the perfect backdrop for first-time buyers, down sizers, or savvy investors. As you enter, you're greeted by an open-concept layout, with large sliding patio doors framing serene views of the lush community surroundings. The contemporary kitchen features sleek granite countertops, stainless steel appliances, and a generous breakfast bar — ideal for morning coffees, casual meals, or hosting intimate gatherings. The living area flows effortlessly onto a private balcony, where you can unwind with a glass of wine or take in the evening sunset. Both bedrooms are thoughtfully positioned for privacy, with the primary bedroom offering ample closet space, with a walkthrough closet that opens up to the 4-piece bathroom that is elegantly appointed with modern fixtures and tub, perfect for relaxing after a long day. Additional conveniences include in-suite laundry, titled underground parking and access to building amenities including a fitness centre, designed for comfort and community. But the real magic lies just outside your door — Mahogany's iconic 63-acre freshwater lake, private beaches, and an extensive network of walking paths and parks are only steps away. Indulge in summer paddle boarding, winter skating, or year-round strolls through beautifully landscaped green spaces. Enjoy quick access to Mahogany's vibrant Urban Village with local shops, restaurants, caf  s, and all your day-to-day essentials. Whether you're embracing lakeside living for the first time or looking for a fresh start in one of Calgary's most vibrant communities, this is the place to call home. Come discover where

modern comfort meets effortless lifestyle.