



GRASSROOTS
REALTY GROUP

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**315, 402 Marquis Lane SE
Calgary, Alberta**

MLS # A2269046



\$274,900

Division:	Mahogany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	577 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 371
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Granite Counters		

Inclusions: N/A

Discover the Charm of Ebony Apartments in Mahogany & Calgary's Premier Lake Community. Experience elevated living at Ebony Apartments, perfectly situated in the award-winning Lake Community of Mahogany—recognized as Calgary's Top Multi-Family Community of 2016. This sought-after location offers an exceptional blend of tranquility and convenience, surrounded by lush landscaping, scenic views, and an abundance of nearby amenities. Step inside this meticulously maintained condo building, where hotel-inspired corridors set a tone of elegance and sophistication from the moment you enter. This thoughtfully designed 571 sq. ft. condo features two good sized bedrooms so no space is wasted. The modern kitchen is a true highlight, showcasing stainless steel appliances, a granite breakfast bar, and premium finishes ideal for cooking and entertaining. The open-concept living area is enhanced by engineered laminate flooring, ceramic tile, and dual-pane low-E windows that ensure energy efficiency, comfort, and style. Residents enjoy exclusive access to on-site amenities, including a private fitness center and a children's playground, along with ample visitor parking for added convenience. Nestled in the heart of Mahogany, this location provides unparalleled access to a vibrant lifestyle—featuring lake access for swimming, boating, and fishing. The nearby Mahogany Village Market offers a variety of shopping, dining, and daily conveniences just moments away. If you're seeking a stylish, low-maintenance home in one of Calgary's most desirable communities—Ebony Apartments in Mahogany is where comfort, value, and lifestyle perfectly meet.