



GRASSROOTS
REALTY GROUP

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117, 402 Marquis Lane SE
Calgary, Alberta

MLS # A2272774



\$249,900

Division:	Mahogany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	574 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

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

Inclusions:	N/A
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Welcome to this charming 2-bedroom, 1-bath condo located nestled in the heart of vibrant Mahogany. This bright and functional main-floor unit offers well-designed living space, perfect for first-time buyers, downsizers, or investors. Step inside to an inviting open-concept living area featuring a comfortable living room and a modern kitchen with ample cabinetry and efficient layout. The primary bedroom and additional bedroom provide flexible space for sleeping, guests, a home office, or hobbies. A full 4-piece bathroom, convenient in-suite laundry, and dedicated storage space complete the interior. Enjoy the ease of main-floor living with quick access in and out of the building: ideal for pet owners, busy lifestyles, or those who prefer stair-free convenience. Located in Calgary's award-winning community of Mahogany, you'll love being surrounded by exceptional amenities: restaurants, cafés, fitness studios, shopping, and beautifully maintained walking paths. With quick access to transit, Stoney Trail, and all the essentials, this is a community designed for comfort and convenience. A great opportunity to own in one of Calgary's most desirable neighbourhoods.