



**GRASSROOTS**  
REALTY GROUP

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**321, 402 Marquis Lane SE**  
**Calgary, Alberta**

**MLS # A2278008**



**\$354,499**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	930 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 573
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home		

**Inclusions:** N/A

Step into Mahogany lake living with this bright and inviting 2-bed, 2-bath end-unit condo. Set in one of Calgary's most sought-after southeast communities, this home places you close to every convenience while offering a calm, modern retreat of your own. Just steps to neighbourhood schools! Natural light pours through oversized windows, giving the open-concept layout an airy, welcoming feel. The kitchen offers generous counter space, stainless steel appliances, and granite countertops—perfect for cooking, hosting, or simply enjoying your morning coffee. The primary bedroom features a full ensuite and a spacious walk-in closet, while the second bedroom works beautifully as a kids' room, home office, or guest space. A standout feature is the large balcony with a natural gas hookup—ideal for barbecuing and relaxing outdoors on warm days. You can keep an eye on the kids at the playground from the balcony as well. A heated underground parking stall adds convenience and peace of mind. The building itself reflects pride of ownership, with exceptional upkeep and a welcoming atmosphere from the moment you step inside. Living in Mahogany means access to the lake, boutique shops in Westman Village, great restaurants, and every amenity you could want—all just minutes away.