



GRASSROOTS
REALTY GROUP

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

MLS # A2290393



\$260,000

Division:	Mahogany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	577 sq.ft.	Age:	2015 (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 – Where Everyday Living Feels Like a Retreat Welcome to Ebony Apartments, nestled in the heart of Mahogany—Calgary’s premier lake community and the proud recipient of “Top Multi-Family Community” recognition. This is more than a condo. It’s a lifestyle upgrade. Imagine living just steps from the lake, surrounded by beautifully landscaped pathways, boutique shopping, great restaurants, and everything you need within walking distance. Whether it’s a morning paddle on the water, a sunset stroll along the shoreline, or coffee at Mahogany Village Market, this is the kind of community people move to and never want to leave. Inside the building, you’re greeted by elegant, hotel-inspired corridors that create an immediate sense of refinement. This meticulously maintained 571 sq. ft. condo is thoughtfully designed to maximize every inch of space, featuring two well-sized bedrooms—perfect for a guest room, home office, or roommate setup without sacrificing comfort. The kitchen is sleek and modern, complete with stainless steel appliances, a granite breakfast bar, and premium finishes that make cooking and entertaining effortless. The open-concept living space feels bright and welcoming, enhanced by engineered laminate flooring, ceramic tile, and energy-efficient dual-pane low-E windows that keep the home comfortable year-round. Residents enjoy exclusive access to a private fitness centre and a children’s playground, along with ample visitor parking for friends and family. But the true highlight? Living in Mahogany. Enjoy year-round lake access for swimming, paddleboarding, skating, fishing, and beach days—right in your own community. If you’ve been looking for a stylish, low-maintenance home in one

of Calgary's most vibrant and desirable neighbourhoods, Ebony Apartments delivers the perfect combination of comfort, convenience, and lifestyle. Come see why life is simply better by the lake.