

# \$279,900 - 111, 402 Marquis Lane Se, Calgary

MLS® #A2201379

**\$279,900**

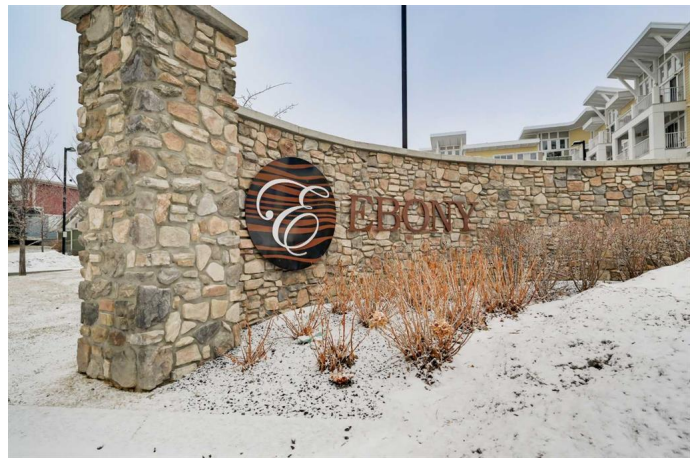
2 Bedroom, 1.00 Bathroom, 579 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

Lake Living in Mahogany meets convenience and affordability in this 2 bedroom 1 bath condo. Welcome home to this charming main floor corner unit, owned by its original owner and freshly painted! Your new home features 9' ceilings and an open-concept layout which is perfect for entertaining. The kitchen is a dream with granite countertops, a modern tile backsplash, full-height cabinets, and sleek upgraded stainless steel appliances. Enjoy the updated pendant lighting that adds a stylish touch. This unit boasts ample storage, a convenient laundry room with stacked washer and dryer and only one shared wall with a neighbor for added privacy. East facing large patio with BBQ gas line is a perfect place to relax and take it all in. Step outside and find your titled parking stall and visitor parking just steps away. The building offers fantastic amenities, including a full gym with a bathroom, bike storage and guest parking. Situated in one of the best lake communities in Calgary. You are a short distance away from the west beach and beach club so you can use your lake privileges all year around. Close to Westman Village which includes all the amenities you need and more and across the street are both public and Catholic schools. This well-maintained complex is the perfect place to call home! Book your showing and come on Buy!

Built in 2015



## Essential Information

MLS® #	A2201379
Price	\$279,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	579
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	111, 402 Marquis Lane Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2G7

## Amenities

Amenities	Fitness Center, Visitor Parking
Parking Spaces	1
Parking	Stall, Plug-In

## Interior

Interior Features	Breakfast Bar, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Wood Frame, Composite Siding

## Additional Information

Date Listed	March 14th, 2025
Days on Market	35
Zoning	DC
HOA Fees	437
HOA Fees Freq.	ANN

## Listing Details

Listing Office RE/MAX House of Real Estate

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.