

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

MLS® #A2201379

**\$279,900**

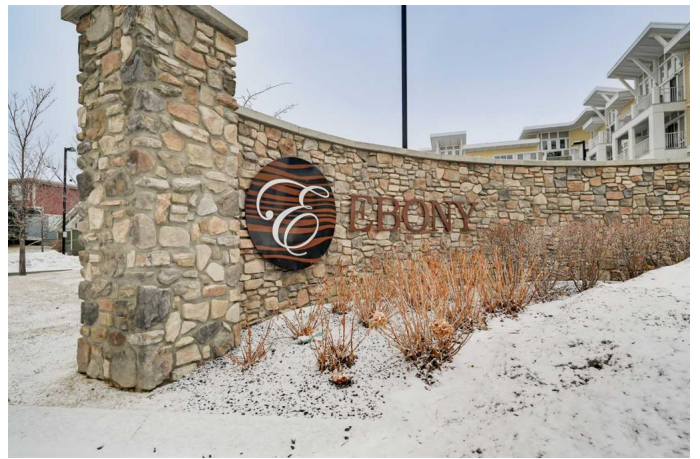
2 Bedroom, 1.00 Bathroom, 579 sqft

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 | 27               |
| Zoning         | DC               |
| HOA Fees       | 437              |
| HOA Fees Freq. | ANN              |

## **Listing Details**

Listing Office RE/MAX House of Real Estate

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