

208, 402 Marquis Lane SE
Calgary, Alberta

MLS # A2288392



\$360,000

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Mahogany | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 977 sq.ft. | Age: | 2014 (12 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Secured, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|---|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Tar/Gravel | Condo Fee: | \$ 624 |
| Basement: | None | LLD: | - |
| Exterior: | Wood Frame | Zoning: | DC |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows | | |
| Inclusions: | TV Wall Mount (Living Room), Windows Coverings, and Curtains | | |

Lake living meets comfort and convenience at 402 Marquis Lane SE #208 in the sought-after Mahogany community. Welcome to Ebony Apartments, where this bright and spacious southwest-facing corner suite offers the largest layout in the building with almost 1,000 sq ft of beautifully designed, single-level living. This gorgeous 2 bedroom, 2 full bathroom condo features an open concept floor plan with 9-foot ceilings, large vinyl windows and an abundance of natural light throughout. The flooring was fully renovated just one year ago and now showcases modern vinyl plank that flows seamlessly through the main living areas, adding both style and durability. Enjoy year-round comfort with in-unit air conditioning. The sparkling kitchen is thoughtfully designed with granite countertops, tile backsplash and a stainless steel appliance package including an induction stove. You will love the abundance of updated white cabinetry, complete with undermount lighting and two additional full-height pantry cabinets featuring six built-in pull-outs for optimal storage. The oversized breakfast bar with pendant lighting, built-in storage and sink makes it perfect for entertaining or casual dining. The spacious living room opens to a west-facing covered balcony equipped with a sunshade and gas line for BBQ, ideal for enjoying sunny afternoons and evening sunsets. The generous primary bedroom includes a walk-through closet leading to a private 3-piece ensuite with stand-up shower, granite counters and tile flooring. The second bedroom is filled with windows, offers great closet space and even features a built-in desk area, making it perfect for guests or a home office. A well-appointed 4-piece bathroom is conveniently located nearby. There is also a dedicated in-unit laundry room with additional storage and space for a freezer. This unit includes titled underground parking and a titled

storage locker. Residents of Ebony Apartments enjoy access to a fitness facility, playground, visitor parking and professional management. Experience the best of the lake lifestyle with access to Mahogany's private Beach Club, scenic pathways and the beautiful wetlands, just a short walk away. This home is within short walking distance to two of Mahogany's schools, including Mahogany School and Divine Mercy School, making it an ideal location for families. Shopping, restaurants, parks, playgrounds, and transit are all just steps away. Maintenance-free living, an unbeatable layout and a prime location make this stunning Mahogany apartment an exceptional opportunity you don't want to miss.