

208, 402 Marquis Lane SE
Calgary, Alberta

MLS # A2317875



\$320,000

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:	-		

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

Rare opportunity in Mahogany — largest floor plan in Ebony Apartments with nearly 1,000 sq ft of bright, southwest-facing corner living. Spacious 2 bed, 2 bath corner unit in the sought-after Mahogany lake community offering exceptional natural light, 9’ ceilings, and oversized vinyl windows throughout. Modern kitchen with granite countertops, tile backsplash, stainless steel appliances including induction stove, upgraded cabinetry with pull-outs, pantry storage, and undermount lighting. Fully updated vinyl plank flooring (2023) enhances the main living areas with a clean, modern finish. West-facing covered balcony with BBQ gas line and sunshade — perfect for afternoon sun and evening sunsets. Primary bedroom features walk-through closet and 3-piece ensuite. Second bedroom includes large windows and built-in desk, ideal for home office or guests. Additional highlights include titled underground parking, titled storage locker, in-unit laundry with extra storage. Steps to Mahogany Lake, Beach Club, wetlands, schools, shopping, restaurants, and transit — offering unmatched lake community lifestyle convenience. Exceptionally priced and move-in ready — one of the strongest opportunities in Mahogany today.