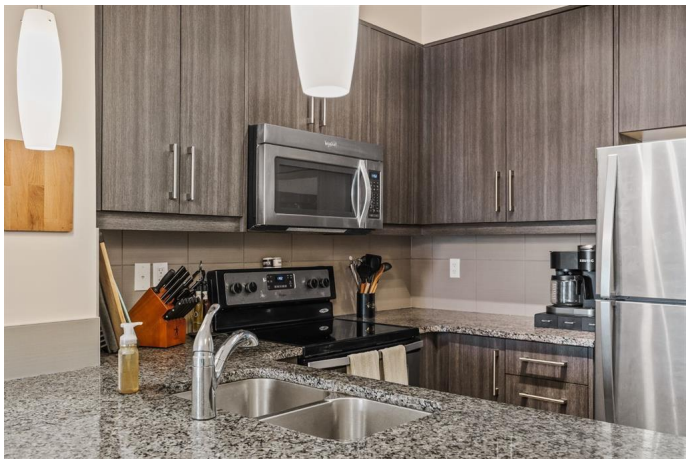
$314,900 - 305, 402 Marquis Lane Se, Calgary

MLS® #A2221958

$314,900
2 Bedroom, 1.00 Bathroom, 635 sqft
Residential on 0.00 Acres

Mahogany, Calgary, Alberta



Step into this beautifully designed 2-bedroom, 1-bathroom condo, perfectly situated in one of Calgaryâ€™s most sought-after lake communities â€” Mahogany. Offering a seamless blend of modern comfort and inviting charm, this home is the perfect backdrop for first-time buyers, down sizers, or savvy investors. As you enter, youâ€™re greeted by an open-concept layout, with large sliding patio doors framing serene views of the lush community surroundings. The contemporary kitchen features sleek granite countertops, stainless steel appliances, and a generous breakfast bar â€” ideal for morning coffees, casual meals, or hosting intimate gatherings. The living area flows effortlessly onto a private balcony, where you can unwind with a glass of wine or take in the evening sunset. Both bedrooms are thoughtfully positioned for privacy, with the primary bedroom offering ample closet space, with a walkthrough closet that opens up to the 4-piece bathroom that is elegantly appointed with modern fixtures and tub, perfect for relaxing after a long day. Additional conveniences include in-suite laundry, titled underground parking and access to building amenities including a fitness centre, designed for comfort and community. But the real magic lies just outside your door â€” Mahoganyâ€™s iconic 63-acre freshwater lake, private beaches, and an extensive network of walking paths and parks are only steps away. Indulge in summer paddle boarding, winter skating, or year-round strolls

through beautifully landscaped green spaces. Enjoy quick access to Mahoganyâ€™s vibrant Urban Village with local shops, restaurants, cafÃ©s, and all your day-to-day essentials. Whether youâ€™re embracing lakeside living for the first time or looking for a fresh start in one of Calgaryâ€™s most vibrant communities, this is the place to call home. Come discover where modern comfort meets effortless lifestyle.

Built in 2015

Essential Information

MLS® #	A2221958
Price	$314,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	635
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	305, 402 Marquis Lane Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2G7

Amenities

Amenities	Elevator(s), Visitor Parking, Beach Access, Clubhouse, Fitness Center
Parking Spaces	1
Parking	Titled, Underground, Owned, Parkade, Stall

# of Garages	1

Interior

Interior Features	Breakfast Bar, No Smoking Home, Open Floorplan, Walk-In Closet(s), Granite Counters
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Central
Cooling	Other
# of Stories	4

Exterior

Exterior Features	Balcony, BBQ gas line
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 16th, 2025
Days on Market	94
Zoning	DC
HOA Fees	449
HOA Fees Freq.	ANN

Listing Details

Listing Office	Charles

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.