

# \$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 Calgary's most sought-after lake communities – 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, you'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 – 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 – Mahogany'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 Mahogany’s vibrant Urban Village with local shops, restaurants, cafés, and all your day-to-day essentials. Whether you’re embracing lakeside living for the first time or looking for a fresh start in one of Calgary’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 99

Zoning DC

HOA Fees 449

HOA Fees Freq. ANN

## Listing Details

Listing Office Charles

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