



## 402 Marquis Lane Calgary Alberta

\$314,900

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, cafes, 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. (id:6769)

Bedroom 10.25 Ft x 15.50 Ft

4pc Bathroom 5.67 Ft x 5.67 Ft

Dining room 10.42 Ft x 9.17 Ft

Foyer 8.50 Ft x 8.58 Ft

Kitchen 7.33 Ft x 8.58 Ft

Living room 10.42 Ft x 9.50 Ft

Bedroom 8.25 Ft x 7.42 Ft

Listing Presented By:



Originally Listed by:  
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