



## 402 Marquis Lane Calgary Alberta

\$379,000

Condo Living in the Heart of Mahogany - LAKE PRIVILEGES perfect blend of convenience and lifestyle in this highly sought-after complex in Mahogany. This two-bedroom, two-bathroom condo is situated in a desirable lake community offering exclusive lake privileges and easy access to Fish Creek Park, schools, public transit, and all essential amenities. Step inside to an open-concept that connects the living room, dining area, and kitchen. The kitchen is great for those that love to cook and entertain. Kitchen features granite countertops, stainless steel appliances, and a large multipurpose room just off the kitchen-ideal for use as a pantry, storage, and laundry space. There is ample cabinetry and an L-shaped island complete with an eating bar, this kitchen has it all. The main living area features laminate flooring, and carpeting in the bedrooms. The spacious master bedroom boasts a walk-through closet leading to a private 3-piece ensuite. The second bedroom is generously sized, featuring a large closet and convenient access to the second 4-piece bathroom. Additional features include in-suite laundry, a spacious south facing balcony with a gas outlet for BBQs. Enjoy the titled heated underground heated parking spot. Plus, guests are welcomed with plenty of on-site visitor parking. Don't miss this opportunity to own an incredible condo in a vibrant and growing community with endless recreational and lifestyle amenities. Your Mahogany lakefront lifestyle awaits! (id:6769)

Kitchen 9.42 Ft x 11.50 Ft  
Dining room 7.00 Ft x 14.75 Ft  
Living room 10.83 Ft x 11.67 Ft  
Laundry room 8.75 Ft x 5.50 Ft  
Other 8.67 Ft x 5.92 Ft  
Primary Bedroom 12.00 Ft x 9.83 Ft

3pc Bathroom 8.58 Ft x 4.92 Ft  
Other 7.83 Ft x 5.92 Ft  
Bedroom 10.42 Ft x 9.83 Ft  
4pc Bathroom 8.58 Ft x 4.92 Ft  
Other 5.00 Ft x 4.92 Ft

Listing Presented By:



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<http://elainepippi.com/>

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