

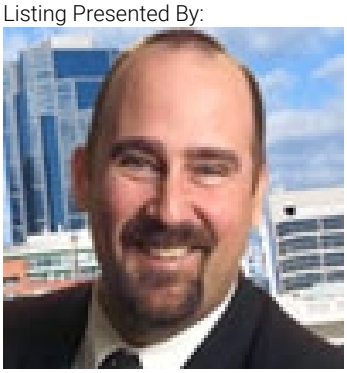
436 Marquis Lane Calgary Alberta

$400,000

Corner townhouse in Mahogany with 3 bedrooms, 2.5 bathrooms, central air, and just under 1,300 sq ft. The corner location is what sets this one apart, with more privacy than most townhomes offer. The main level is open concept: a south facing living room, a dedicated dining area including a modern kitchen with stone countertops, stainless steel appliances plus a large island with seating. The dining area opens straight onto the balcony, an easy spot for summer barbecues or quiet evenings outside. A 2 piece bathroom completes the main level. Upstairs, the primary bedroom has a large walk in closet and a private ensuite. Two more bedrooms, a full bathroom, and upper-level laundry keep the layout practical for a family. Parking with a double tandem attached heated garage plus driveway parking fits up to three vehicles, with storage to spare. The complex has landscaped green spaces, visitor parking, and a playground. Mahogany School and Divine Mercy School are steps away, and residents get year-round access to Mahogany Lake and beaches, pathways, parks, and nearby shopping and restaurants. Townhome convenience, with more breathing room than most. (id:6769)

Primary Bedroom 9.67 Ft x 10.17 Ft
Bedroom 9.67 Ft x 10.17 Ft
Bedroom 9.17 Ft x 11.83 Ft
Laundry room 3.00 Ft x 3.00 Ft
4pc Bathroom 8.00 Ft x 8.00 Ft
3pc Bathroom 5.00 Ft x 8.00 Ft
Other 3.83 Ft x 7.83 Ft
Furnace 3.17 Ft x 13.50 Ft
Dining room 8.83 Ft x 9.00 Ft
Kitchen 9.50 Ft x 15.25 Ft
Living room 8.25 Ft x 14.25 Ft
2pc Bathroom 5.17 Ft x 5.67 Ft

Listing Presented By:



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