

# \$298,000 - 405, 402 Marquis Lane Se, Calgary

MLS® #A2248585

## \$298,000

2 Bedroom, 1.00 Bathroom, 635 sqft  
Residential on 0.00 Acres

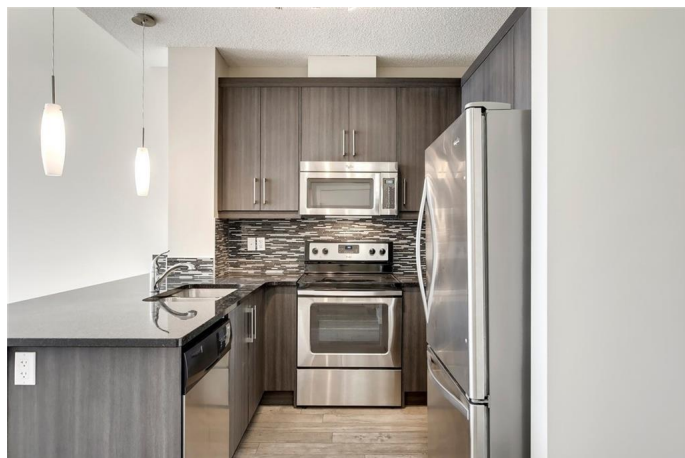
Mahogany, Calgary, Alberta

Here it is! Top floor unit with soaring 14' vaulted ceiling - This "Fortune" model is on the TOP FLOOR and comes with lots of extra's including granite counters, laminate floors, upgraded backsplash, soft close cabinets fresh paint and Stainless Steel appliances. There's plush carpet w/7 oz underlay in the bedroom/den, walk-thru closet in the master to a 4 piece bath and in-suite laundry too! Relax and BBQ on your private balcony, or get a workout in downstairs in the main floor gym. This condo is just a short skip to the Mahogany Lakes, beach and pathway system for a quick run or bike and great access to Stoney Trail/Deerfoot and all shops and amenities. We also come with titled underground parking and bike storage making this a great place to call home plus quick possession available!!

Built in 2015

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2248585  |
| Price          | \$298,000 |
| 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     | 405, 402 Marquis Lane Se |
| Subdivision | Mahogany                 |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3M 2G7                  |

### Amenities

|                |                                                            |
|----------------|------------------------------------------------------------|
| Amenities      | Elevator(s), Visitor Parking, Beach Access, Fitness Center |
| Parking Spaces | 1                                                          |
| Parking        | Heated Garage, Titled, Underground, Parkade                |

### Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, No Animal Home, No Smoking Home, Vaulted Ceiling(s)                                |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, ENERGY STAR Qualified Washer |
| Heating           | Baseboard, Hot Water, Natural Gas                                                                 |
| Cooling           | None                                                                                              |
| # of Stories      | 4                                                                                                 |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | Balcony                                                 |
| Roof              | Tar/Gravel                                              |
| Construction      | Composite Siding, Wood Frame, Metal Siding, Wood Siding |
| Foundation        | Poured Concrete                                         |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 12                |
| Zoning         | DC                |

### Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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