



THE
A-TEAM

**RE/MAX
FIRST**

402 MARQUIS Lane #304, Calgary T3M 2G7

MLS® #: **A2185993**

Area: **Mahogany**

Listing Date: **01/10/25**

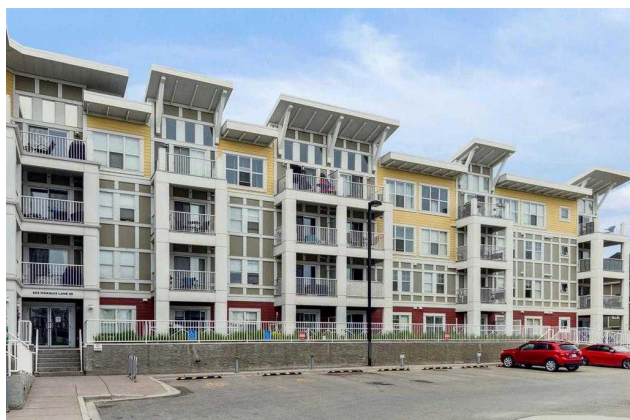
List Price: **\$369,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 27-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2015**

Finished Floor Area

Abv Sqft: **877**
Low Sqft:
Ttl Sqft: **877**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

22
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Heated Garage,Underground

Utilities and Features

Roof: **Tar/Gravel**

Heating: **Baseboard**

Sewer:

Ext Feat: **Balcony, BBQ gas line**

Construction:

Composite Siding, Wood Frame

Flooring:

Carpet, Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Int Feat:

Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	30`11" x 37`9"
Living Room	Main	35`6" x 38`3"
Entrance	Main	28`5" x 19`5"
3pc Ensuite bath	Main	28`2" x 16`2"
Bedroom	Main	34`2" x 32`3"
Walk-In Closet	Main	16`5" x 16`2"

Room	Level	Dimensions
Dining Room	Main	23`0" x 48`5"
Laundry	Main	28`9" x 18`1"
Bedroom - Primary	Main	39`4" x 32`3"
Walk-In Closet	Main	25`8" x 19`5"
4pc Bathroom	Main	28`2" x 16`2"

Legal/Tax/Financial

Condo Fee:
\$543

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1412699**

Remarks

Pub Rmks: **OPEN HOUSE SATURDAY, FEB 1 & SUNDAY, FEB 2 FROM 2-4PM*****Condo Living in the Heart of Mahogany - LAKE PRIVILEGES A 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!**

Inclusions: **none**
Property Listed By: **Diamond Realty & Associates LTD.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











