CORD SPERO #1

205, 402 Marquis Lane SE
Calgary, Alberta

MLS # A2240113
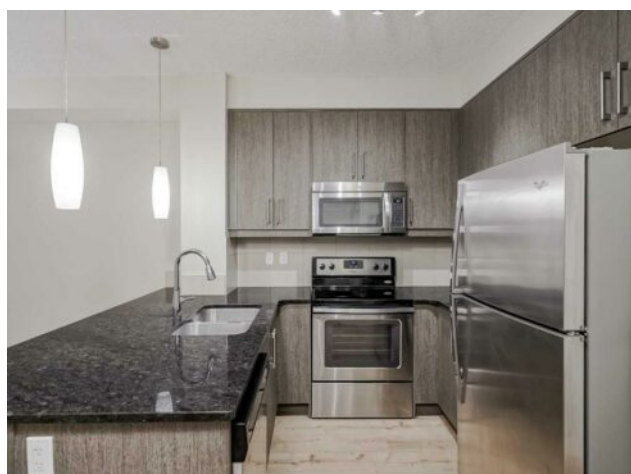
$290,000

Division:	Mahogany
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment-Single Level Unit
Size:	635 sq.ft.
Age:	2015 (10 yrs old)
Beds:	2
Baths:	1
Garage:	Secured, Titled, Underground
Lot Size:	-
Lot Feat:	-

Heating:	Baseboard	**Water:**	-
Floors:	Carpet, Laminate, Tile	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 378
Basement:	-	**LLD:**	-
Exterior:	Composite Siding, Wood Frame	**Zoning:**	DC
Foundation:	-	**Utilities:**	-

Features: No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)

Inclusions: N/A

Open House Sunday July 20th 1pm-3pm. Lake Living in 3 time award winning community of the year. Convenience meets affordability in this 2 bedroom 1 bath condo. Welcome to Mahogany and this charming original owner corner unit! Your home features 9' ceilings and an open-concept layout which is perfect for entertaining. The kitchen is a dream with granite countertops, a modern tile backsplash, full-height cabinets, and sleek upgraded stainless steel appliances. Enjoy the updated pendant lighting that adds a stylish touch. This unit boasts ample storage, a convenient laundry room with full washer and dryer. Step outside to your east facing large patio with BBQ gas line is a perfect place to relax and take it all in and only one shared wall with a neighbor for added privacy. The building offers fantastic amenities, including a full gym with a bathroom, bike storage and guest parking. Unit is also accompanied with underground titled parking stall and there is also visitor parking just steps away. Situated in one of the best lake communities in Calgary. You are a short distance away from the west beach and beach club so you can use your lake privileges all year around. Close to Westman Village which includes all the amenities you need and more and across the street are both public and Catholic schools. This well-maintained complex is the perfect place to call home! Book your showing today!