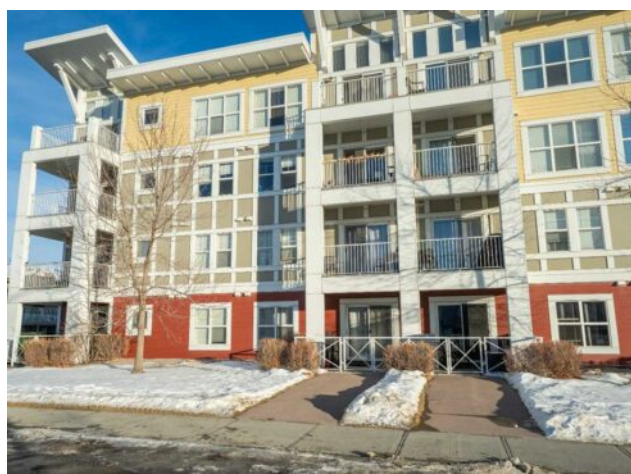


118, 402 Marquis Lane SE
Calgary, Alberta

MLS # A2274882



\$242,900

| | | | |
|------------------|------------------------------------|---------------|-------------------|
| Division: | Mahogany | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 576 sq.ft. | Age: | 2015 (10 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Stall, Titled | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 371 |
| Basement: | - | LLD: | - |
| Exterior: | Wood Frame | Zoning: | DC |
| Foundation: | - | Utilities: | - |
| Features: | Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan | | |

Inclusions: None

Experience the ultimate lakeside lifestyle in this stunning 2-bedroom, 1-bathroom main-floor condo located in the highly sought-after Ebony Apartments in Mahogany. This bright and functional residence is an exceptional opportunity for first-time buyers, downsizers, or investors looking for a home that perfectly balances comfort, value, and convenience. As you step inside, you are greeted by an inviting open-concept floor plan elevated by soaring 9-foot ceilings and flooded with natural light, creating a spacious atmosphere that is perfect for entertaining. The modern chef-inspired kitchen serves as the heart of the home, featuring full-height cabinetry, sleek granite countertops, and a stylish tile backsplash. The extended kitchen island offers additional seating and is highlighted by chic pendant lighting, all complemented by a full suite of premium stainless steel appliances. The airy living room flows seamlessly to a generous covered patio, which comes equipped with a BBQ gas hook-up, making it an ideal spot for year-round outdoor relaxation. Both the primary and secondary bedrooms provide flexible space for guests or a home office and share a well-appointed 4-piece bathroom. For added convenience, the unit includes an in-suite laundry room, dedicated storage space, and a titled parking stall, with plenty of visitor parking just steps from your door. Residents of Ebony enjoy exclusive access to incredible on-site amenities, including a private fitness center, bike storage, and a children's playground. Living in Mahogany means more than just a beautiful home; it grants you unparalleled access to Calgary's premier lake community where you can enjoy swimming, boating, and fishing. You are perfectly positioned just moments away from the Mahogany Village Market, offering a vibrant array of shopping, dining, and daily essentials. With

quick access to transit and Stoney Trail, this low-maintenance home provides a seamless connection to the rest of the city while maintaining a tranquil resort-style feel. Don't miss your chance to own in one of Calgary's most desirable neighborhoods—book your private showing today and start living the lake life you've always dreamed of.