\$449,900 - 205 Marquis Lane Se, Calgary

MLS® #A2222852

\$449,900

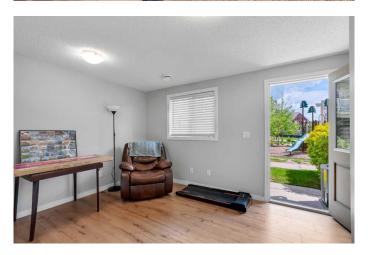
2 Bedroom, 3.00 Bathroom, 1,459 sqft Residential on 0.00 Acres

Mahogany, Calgary, Alberta

Affordable Lake Living in Mahogany! Welcome to townhome living and an incredible opportunity to own in one of Calgary's most desirable lake communities â€" without compromising on style, space, or functionality. This popular-designed 2-bedroom, 2.5-bathroom townhouse is perfect for first-time buyers, young professionals, downsizers, or investors looking to enjoy the benefits of lake community living at an accessible price point. Step inside and you'II love the thoughtful layout, featuring a popular dual primary bedroom design, each with its own private ensuite and spacious closet – ideal for roommates, guests, or a home office setup. The bright main living area, thanks to a sunny south back exposure, boasts a functional kitchen featuring a large island that flows seamlessly into both the dining and living space â€" perfect for everyday living and entertaining. Unique to this model is a main floor flex room (with it's own patio access), offering the perfect space for a home office, workout room, or hobby area â€" a rare bonus in this price range! Enjoy the outdoors on your private upper balcony or lower patio and families will enjoy having the playground directly behind. Buyers will also appreciate the convenience of in-suite laundry, a guest powder room, and attached single garage with driveway for an additional parking space. All of this within walking distance to Mahogany's amazing amenities â€" including lake access, beaches, two







elementary schools, walking trails, parks, shops, restaurants, and more. Don't miss your chance to get into this award-winning community at an unbeatable value. Book your showing today and experience Mahogany living for yourself!

Built in 2013

Essential Information

MLS® # A2222852 Price \$449,900

Bedrooms 2
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,459 Acres 0.00 Year Built 2013

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey
Status Active

Community Information

Address 205 Marquis Lane Se

Subdivision Mahogany

City Calgary
County Calgary
Province Alberta
Postal Code T3M 2G6

Amenities

Amenities Playground, Snow Removal, Visitor Parking

Parking Spaces 2

Parking Single Garage Attached, Driveway

of Garages 1

Interior

Interior Features Kitchen Island, No Animal Home, No Smoking Home, Laminate

Counters

Appliances Dishwasher, Electric Stove, Refrigerator, Washer/Dryer Stacked, Central

Air Conditioner, Microwave Hood Fan

Heating Forced Air Cooling Central Air

Basement None

Exterior

Exterior Features Balcony, Playground

Lot Description Backs on to Park/Green Space

Roof Asphalt Shingle

Construction Wood Frame, Composite Siding

Foundation Poured Concrete

Additional Information

Date Listed May 27th, 2025

Days on Market 66
Zoning DC
HOA Fees 454
HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX Realty Professionals

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