

\$450,000 - 224 Marquis Lane Se, Calgary

MLS® #A2200054

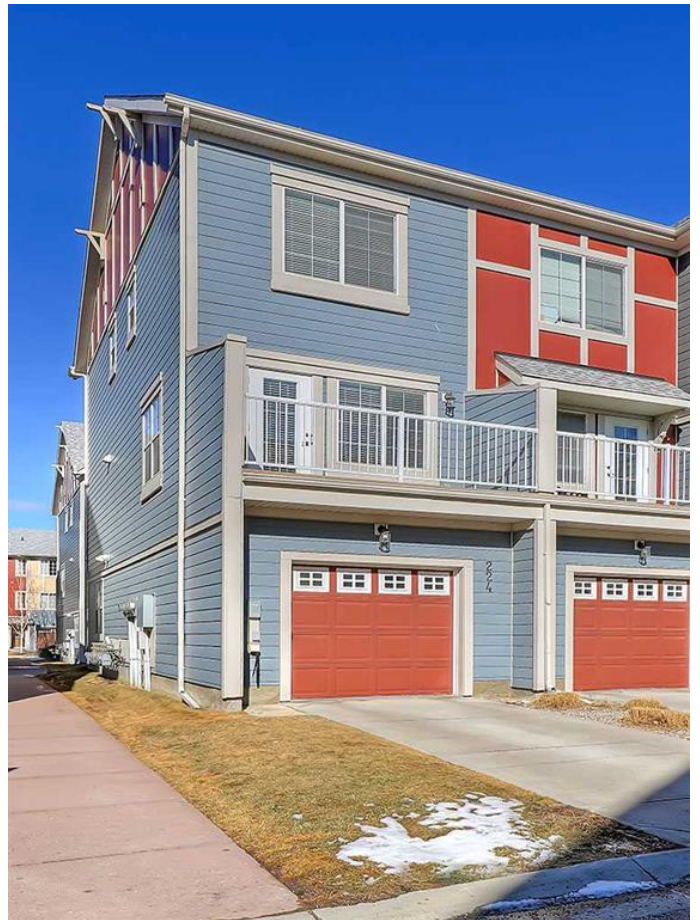
\$450,000

2 Bedroom, 3.00 Bathroom, 1,414 sqft
Residential on 0.00 Acres

Mahogany, Calgary, Alberta

****OPEN HOUSE SATURDAY March 8th, 1:00-3:00 pm**** Your opportunity to affordable living in Mahogany awaits! This beautiful **END UNIT** with **BRIGHT SOUTH-FACING** balcony offers the popular 2 primary bedroom layout where each spacious bedroom has their own private ensuite bathrooms and large closets. This functional layout in an affordable property includes having a **HOME OFFICE** on the main level. Enjoy conveniences like upstairs laundry, extra large kitchen with lots of storage space and pantry. You'll notice the **HIGH 9-FOOT CEILINGS** right away and keep in mind that extra windows facing **WEST** are only available on end units. The orientation of this unit with main **SOUTH** and bonus **WEST** windows exposures allows for rooms to be filled with bright warm sunlight throughout the day and offers that amazing sunset glow well into the evening. The convenient garage will keep your vehicle shielded with enough storage room left over for bikes, winter tires or outdoor gear. Plus you can park a second vehicle on your private driveway. There's plenty of visitor parking steps away. Outside, a playground is conveniently located nearby, and don't forget **THE LAKE** which is a short walk away along with all the trendy new restaurants and shops just beyond it. This is a great investment property or ready for your immediate occupancy.

Built in 2013



Essential Information

MLS® #	A2200054
Price	\$450,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,414
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	224 Marquis Lane Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2G6

Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Driveway, Garage Door Opener, Insulated, Off Street, Oversized, Single Garage Attached
# of Garages	1

Interior

Interior Features	Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features Balcony
Lot Description Landscaped, See Remarks
Roof Asphalt Shingle
Construction Cement Fiber Board, Compo
Foundation Poured Concrete, Slab

Additional Information

Date Listed March 7th, 2025
Days on Market 7
Zoning DC
HOA Fees 383
HOA Fees Freq. ANN



Listing Details

Listing Office Stonemere Real Estate Solutions

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