

# \$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 – 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'll 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 – perfect for everyday living and entertaining. Unique to this model is a main floor flex room (with its own patio access), offering the perfect space for a home office, workout room, or hobby area – 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 – including lake access, beaches, two



elementary schools, walking trails, parks, shops, restaurants, and more. Donâ€™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, Laminate Counters, No Animal Home, No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
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	Composite Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 27th, 2025
Days on Market	44
Zoning	DC
HOA Fees	454
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.