



215 Marquis Lane SE
Calgary, Alberta

MLS # A2312600



\$425,000

Division:	Mahogany		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,179 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	-		
Lot Feat:	Greenbelt, Landscaped, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 270
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Open Floorplan, Storage		

Inclusions: TV MOUNT in the living room

WELCOME TO LAKE LIFE IN MAHOGANY — Calgary’s premier award-winning lake community where every season brings a new adventure! Whether you're a first-time buyer, young family, or savvy investor, this beautifully maintained 2-bedroom, 2.5-bathroom townhouse offers an incredible opportunity to own in one of the city’s most desirable neighborhoods at an exceptional value. Step inside and you’ll immediately appreciate the bright OPEN CONCEPT layout, soaring 9’ ceilings, and thoughtfully designed floor plan built for modern living. The stylish kitchen features sleek STAINLESS STEEL APPLIANCES, extended QUARTZ COUNTERTOPS, ample cabinetry, and a large island perfect for entertaining or everyday family life. The spacious dining area flows seamlessly onto your private balcony — ideal for summer BBQs or relaxing evenings outdoors. Upstairs, the popular DUAL PRIMARY BEDROOM layout offers ultimate flexibility, with each bedroom featuring its own private ENSUITE and generous closet space — perfect for roommates, guests, young families, or professionals working from home. Additional highlights include LOW CONDO FEES, and a DOUBLE TANDEM ATTACHED GARAGE with extra storage plus driveway parking. But what truly sets this home apart is the unbeatable MAHOGANY LIFESTYLE. Enjoy exclusive access to Mahogany’s stunning 63-ACRE LAKE, two private sandy beaches, the impressive 22,000 SQ.FT. BEACH CLUB, endless parks and playgrounds, over 22 KM OF PATHWAYS, and beautiful wetlands and green spaces woven throughout the community. From summer paddleboarding and beach days to winter skating and community firepits, Mahogany offers true FOUR-SEASON LIVING unlike anywhere else in Calgary. You’re also just minutes

from schools, shopping, restaurants, coffee shops, Seton Urban District, South Health Campus, and quick access to Deerfoot and Stoney Trail for an easy commute. This home shows beautifully, has been exceptionally cared for, and delivers outstanding value in today's market. Don't miss your chance to start enjoying the lake lifestyle this summer!