



GRASSROOTS
REALTY GROUP

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330 Marquis Lane SE
Calgary, Alberta

MLS # A2328371



\$404,900

Division:	Mahogany		
Type:	Residential/Other		
Style:	3 (or more) Storey		
Size:	1,259 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front, Heated Garage, Tandem		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 270
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows		

Inclusions: n/a

Affordable Lake Living Starts Here! Discover one of the best values in Mahogany and the perfect opportunity to own in Calgary's premier lake community. Whether you're a first-time buyer, investor, or simply looking for stylish, low-maintenance living, this beautifully maintained townhouse delivers exceptional value without compromising on quality or location. This popular 2-bedroom, 2.5-bathroom floor plan offers approximately 1,260 sq. ft. of thoughtfully designed living space with LOW CONDO FEES in a well-managed complex. The bright, open-concept main floor features impressive 9-foot ceilings that create an inviting space for everyday living and entertaining. The modern kitchen is the heart of the home, showcasing an extended QUARTZ countertop, sleek STAINLESS STEEL appliances, ample cabinetry, and a functional layout that flows effortlessly into the dining and living areas. Step outside to your spacious private balcony—the perfect spot to enjoy your morning coffee or unwind on warm summer evenings. You'll appreciate the comfort of CENTRAL AIR CONDITIONING, while the DOUBLE TANDEM ATTACHED GARAGE plus driveway provide generous parking and extra storage. Living in Mahogany means enjoying one of Calgary's most sought-after lifestyles, with exclusive access to the 63-acre lake, two private sandy beaches, the 22,000 sq. ft. Beach Club, over 22 km of pathways, beautiful parks, playgrounds, schools, shopping, restaurants, and convenient access to Deerfoot and Stoney Trail. If you've been waiting for the right home in Mahogany at an exceptional price, this is your opportunity. Beautifully maintained, move-in ready, and offering outstanding value in one of Calgary's most desirable lake communities—this one deserves a spot at the top of your showing list. Quick

possession is available.