# \$439,990 - 128 Marquis Lane Se, Calgary

MLS® #A2262078

### \$439,990

2 Bedroom, 3.00 Bathroom, 1,327 sqft Residential on 0.00 Acres

Mahogany, Calgary, Alberta

Welcome to this charming 2-bedroom plus den townhouse nestled in the picturesque lake community of Mahogany! Perfect for investors, first-time buyers, or those looking to downsize, this home showcases a modern open-concept design with 9-foot ceilings that seamlessly connect the living room, dining area, and chef's kitchen. The kitchen is a standout, featuring sleek granite countertops with an extended island, stainless steel appliances, pantry, and ample storage. Step out onto the sunny balcony with gas line, ideal for barbecues and evening sunsets.

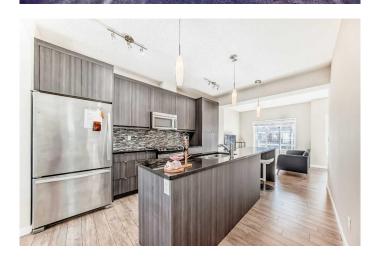
Upstairs, you'II find two spacious primary bedrooms, each with its own ensuite and generous closetsâ€"offering privacy and convenience whether for family, roommates, or guests. A versatile den on the main floor adds extra flexibility for a home office, reading nook, or hobby space. Additional features include newer carpet upstairs, air conditioning, upstairs laundry, and a two-piece bath on the main floor.

The tandem garage provides room for two vehicles or extra storage, with direct access to the back lawn, while the private driveway allows parking for a third vehicle. The well-managed complex is built with durable James Hardie siding and offers visitor parking close by.

Enjoy all that Mahogany has to







offerâ€"four-season lake access, a vibrant community center, playgrounds, walking paths, and trendy shops and restaurants nearby. This beautifully appointed townhouse is move-in ready and a great opportunity to experience the best of Calgary's premier lake community living.

#### Built in 2013

#### **Essential Information**

MLS® # A2262078

Price \$439,990

Bedrooms 2

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,327

Acres 0.00

Year Built 2013

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey
Status Active

# **Community Information**

Address 128 Marquis Lane Se

Subdivision Mahogany

City Calgary
County Calgary

Province Alberta

Postal Code T3M 2G6

#### **Amenities**

Amenities Trash, Visitor Parking

Parking Spaces 3

Parking Double Garage Attached, Driveway, Heated Garage, Tandem

# of Garages 2

#### Interior

Interior Features Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters,

High Ceilings, Kitchen Island, No Animal Home, No Smoking Home,

Open Floorplan, Separate Entrance, Vinyl Windows

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage

Control(s), Microwave Hood Fan, Refrigerator, Washer, Window

Coverings

Heating Forced Air
Cooling Central Air

Basement None

#### **Exterior**

Exterior Features Balcony, BBQ gas line, Lighting

Lot Description Back Yard, Street Lighting, Cul-De-Sac

Roof Asphalt Shingle

Construction Cement Fiber Board, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed October 3rd, 2025

Days on Market 32

Zoning DC

HOA Fees 449

HOA Fees Freq. ANN

## **Listing Details**

Listing Office MaxWell Canyon Creek

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