

\$265,000 - 415, 402 Marquis Lane Se, Calgary

MLS® #A2268077

\$265,000

2 Bedroom, 1.00 Bathroom, 577 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

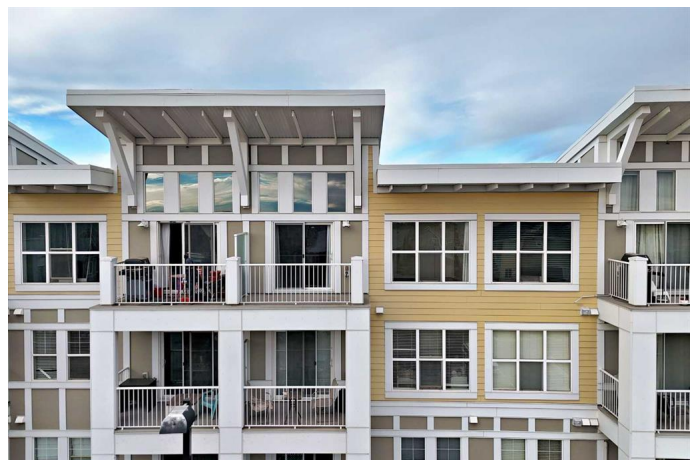
WHERE LAKE LIVING MEETS WITH
CONVENIENCE!

This stunning TOP-FLOOR, EAST-FACING
condo perfectly blends STYLE, COMFORT,
AND LOCATION—just a few blocks from the
community beach and directly across from two
schools.

From the moment you step inside, you™ll
be captivated by the 14-FOOT VAULTED
CEILING and the TWO-STOREY WALL OF
WINDOWS in both the living room and
primary bedroom. Natural light pours in,
creating a bright, airy atmosphere rarely found
in condo living.

Step through elegant French sliding doors
onto your PRIVATE EAST- FACING
BALCONY—an ideal retreat to enjoy morning
sunrises, evening BBQs (with a convenient
gas line hookup), or quiet moments of
relaxation.

The kitchen is a true highlight, featuring RICH
WOOD-GRAIN CABINETRY, GRANITE
COUNTERTOPS, a full stainless steel
appliance package, and a walk-in pantry for
exceptional storage and organization. The
OPEN-CONCEPT living and dining area flows
beautifully from the kitchen, showcasing
laminate flooring and plenty of room for
entertaining.



The primary suite feels like a private sanctuary with its SOARING CEILING and ample closet space. The SECOND BEDROOM”also complete with ample closet space”is located down the hall, next to the 4-piece main bath, making it perfect for family, guests, or a home office.

Additional features include IN-SUITE LAUNDRY, a TITLED PARKING STALL, and access to an ON-SITE GYM and playground. The complex also offers visitor parking and traffic-calming school zones for added safety.

Living here means more than owning a home”it”s embracing a LAKE LIFESTYLE. Stroll a few blocks to the PRIVATE BEACH, explore nearby PARKS AND PATHWAYS, or take advantage of local shopping, dining, and amenities. With schools just steps away and quick access in and out of the community, this home offers both practicality and beauty.

If you”ve been dreaming of LAKE LIVING WITH SOARING CELINGS, ABUNDANT NATRUAL LIGHT light, and MODERN COMFORT, this is the condo that has it all. Don”t wait”schedule your private showing today!

Built in 2015

Essential Information

MLS® #	A2268077
Price	\$265,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	577
Acres	0.00
Year Built	2015

Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	415, 402 Marquis Lane Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2G7

Amenities

Amenities	Beach Access, Elevator(s), Fitness Center, Park, Visitor Parking, Clubhouse
Parking Spaces	1
Parking	Parkade, Underground

Interior

Interior Features	Breakfast Bar, Granite Counters, No Smoking Home, Open Floorplan, Vinyl Windows
Appliances	Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Baseboard
Cooling	None
# of Stories	4

Exterior

Exterior Features	Playground
Construction	Cement Fiber Board, Wood Frame

Additional Information

Date Listed	November 8th, 2025
Days on Market	4
Zoning	DC
HOA Fees	437
HOA Fees Freq.	ANN

Listing Details

Listing Office 2% Realty

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.