

228 Marquis Lane SE  
Calgary, Alberta

MLS # A2167144



## \$470,000

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 Storey		
<b>Size:</b>	1,418 sq.ft.	<b>Age:</b>	2013 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Heated Garage, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Low Maintenance Landscape, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 255
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters		

**Inclusions:** N/A

Prime location! This pristine townhouse condo offers over 1,400 sq ft of immaculate living space with 9 ft ceilings throughout giving a spacious look. The main level boasts a versatile flex space/office and a large foyer. You'll find direct access to the fully insulated, dry-walled single garage with an electric opener and heater, plus additional parking on the driveway. The entrance features ceramic tile, and the unit has been freshly updated with brand-new carpeting. The upper level showcases a stunning kitchen equipped with granite countertops, a custom backsplash, stainless steel appliances, and an L-shaped island with a convenient eating bar. The upgraded laminate flooring extends through the main level, where the kitchen is centrally located. Adjacent is a large dining area that opens to a south-facing deck, complete with a gas outlet. A bright living room with large windows sits on the other side of the kitchen. A half bath is conveniently located on this level. Upstairs, you'll find two generously sized master bedrooms, each featuring 4-piece ensuites and double closets. Ideal for first-time buyers or investors, this home includes the convenience of in-suite laundry and ceramic tile in the bathrooms. Fresh paint throughout gives this property a polished, move-in-ready feel. Located near all essential amenities—grocery stores, restaurants, parks, schools, public transit—and the sought-after Mahogany Lake, where you'll enjoy year-round activities such as swimming, paddleboarding, and skating. This property is truly a must-see and shows 10/10!