

# \$449,900 - 231 Marquis Lane Se, Calgary

MLS® #A2251087

**\$449,900**

3 Bedroom, 3.00 Bathroom, 1,406 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

**BRIGHT & MODERN TOWNHOME | DOUBLE TANDEM GARAGE | AIR CONDITIONING | AFFORDABLE FEES -** Welcome to 231 Marquis Lane SE, a meticulously maintained Jayman "Esprit" model townhome located in the sought-after lake community of Mahogany. With over 1400 sq. ft. of thoughtfully designed living space, this home blends style, function, and comfort. The heart of the home is a sun-filled kitchen featuring quartz countertops, a massive island with seating, stainless steel appliances, rich cabinetry, and a custom tile backsplash. The open-concept layout flows seamlessly into the dining and living areas, perfect for both everyday living and entertaining. Just off the main level, a spacious balcony with a gas BBQ hookup extends your living outdoors and overlooks the landscaped greenbelt. Upstairs, the primary retreat includes a walk-in closet and private 4-piece ensuite. Two additional bedrooms, another full bath, and convenient upstairs laundry complete this level, making it ideal for families or professionals alike. The entry level offers a rare tandem double garage (15' x 35') with extra storage, along with direct access to the green space behind the property. Living in Mahogany means access to Calgary's premier four-season lake community. Residents enjoy the private beach club, parks, pathways, and easy access to schools, shops, and major routes. This is a turnkey home that combines modern upgrades, functional design, and



unbeatable community amenities. Call your favourite REALTOR® to book a showing today!

Built in 2013

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2251087      |
| Price          | \$449,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,406         |
| Acres          | 0.00          |
| Year Built     | 2013          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 231 Marquis Lane Se |
| Subdivision | Mahogany            |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3M 2G6             |

### Amenities

|                |                                                  |
|----------------|--------------------------------------------------|
| Amenities      | Visitor Parking, Playground, Snow Removal, Trash |
| Parking Spaces | 3                                                |
| Parking        | Double Garage Attached, Tandem                   |
| # of Garages   | 2                                                |

### Interior

|                   |                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Storage, Vinyl Windows, Walk-In Closet(s) |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|

|            |                                                                             |
|------------|-----------------------------------------------------------------------------|
| Appliances | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer |
| Heating    | Forced Air                                                                  |
| Cooling    | Central Air                                                                 |
| Basement   | None                                                                        |

## Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | Balcony, Playground                       |
| Lot Description   | Backs on to Park/Green Space, Lawn, Level |
| Roof              | Asphalt Shingle                           |
| Construction      | Composite Siding, Wood Frame              |
| Foundation        | Poured Concrete                           |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 24th, 2025 |
| Days on Market | 14                |
| Zoning         | DC                |
| HOA Fees       | 449               |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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