

\$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'll find two spacious primary bedrooms, each with its own ensuite and generous closets 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 Calgaryâ€™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, Cul-De-Sac, Street Lighting
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 3rd, 2025
Days on Market	10
Zoning	DC
HOA Fees	449
HOA Fees Freq.	ANN

Listing Details

Listing Office	MaxWell Canyon Creek
----------------	----------------------

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.