

\$644,000 - 44 Marquis Link Se, Calgary

MLS® #A2219920

\$644,000

3 Bedroom, 3.00 Bathroom, 1,567 sqft
Residential on 0.09 Acres

Mahogany, Calgary, Alberta

Lake Living in Mahogany | Hopewell-Built
Spec Home | Original Owner | Corner Lot

Welcome to this beautiful Hopewell-built home, ideally located on a corner lot in the heart of Mahogany. Featuring 9-ft ceilings throughout, this 2-storey gem offers a bright and spacious layout with thoughtful upgrades.

The main floor includes a cozy front living room with a modern fireplace, a chef-inspired kitchen with quartz countertops, pot lights, Samsung appliances (double oven), an oversized island, and a bright dining area. Enjoy outdoor dining on your private side deck with BBQ gas line.

Upstairs offers a large family room, two generous bedrooms, upper floor laundry, and a 4-piece bath. The unfinished basement is ready for your personal touch. Additional highlights include stylish laminate flooring, plush carpet upstairs, and a roof replaced in 2020.

Step outside to a spacious backyard with extended deck space—perfect for entertaining. All of this in Mahogany, a premier lake community offering beaches, parks, wetlands, skating, a clubhouse, and more. Close to schools, shopping, dining, and recreation. Don't miss this incredible opportunity!



Built in 2015

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2219920 |
| Price | \$644,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,567 |
| Acres | 0.09 |
| Year Built | 2015 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 44 Marquis Link Se |
| Subdivision | Mahogany |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3M1Z5 |

Amenities

| | |
|----------------|--|
| Amenities | Clubhouse, Beach Access, Recreation Facilities |
| Parking Spaces | 2 |
| Parking | Parking Pad |

Interior

| | |
|-------------------|---|
| Interior Features | Ceiling Fan(s), High Ceilings, Kitchen Island, Quartz Counters |
| Appliances | Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Double Oven |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room |

| | |
|--------------|------------------|
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--------------------------------|
| Exterior Features | Private Entrance, Private Yard |
| Lot Description | Back Lane, Corner Lot, Garden |
| Roof | Asphalt Shingle |
| Construction | Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 23rd, 2025 |
| Days on Market | 25 |
| Zoning | R-G |
| HOA Fees | 460 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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