

\$600,000 - 44 Marquis Link Se, Calgary

MLS® #A2233026

\$600,000

3 Bedroom, 3.00 Bathroom, 1,567 sqft

Residential on 0.09 Acres

Mahogany, Calgary, Alberta

Price Reduced to \$600,000 | Family Home on a Sunny Corner Lot in Mahogany

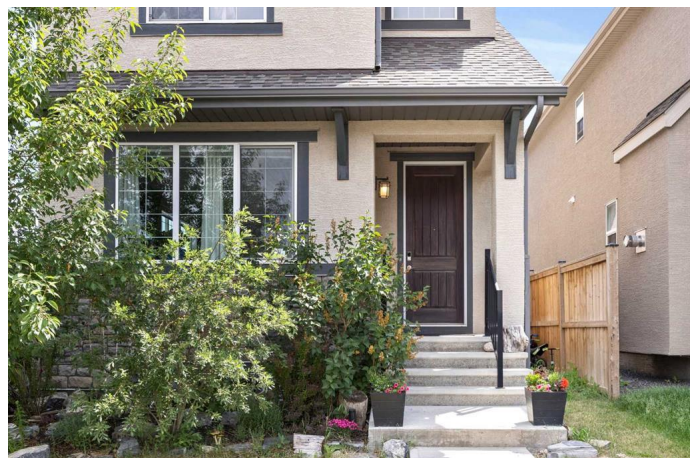
Discover exceptional value in the award-winning lake community of Mahogany! This original-owner, Hopewell-built two-storey offers stylish finishes, functional living spaces, and a fantastic location on a bright corner lot.

The main level features 9-ft ceilings, large windows, and an inviting front living room with a modern gas fireplace. The upgraded kitchen is designed for everyday living and entertaining, complete with quartz countertops, a Samsung double oven, pot lighting, an oversized island, and a sunny dining area with access to your private side deck and BBQ gas line.

Upstairs you'll find a spacious bonus/family room, two well-sized bedrooms, a convenient upper-floor laundry room, and a full 4-piece bathroom. The unfinished basement is ready for your future development ideas.

Additional highlights include durable laminate flooring, plush carpeting on the upper level, and a new roof installed in 2020. The large backyard offers an extended deck and ample space to unwind or play.

Enjoy all that Mahogany has to offer—two sandy beaches, a private lake, wetlands, year-round activities, parks, skating, a



community clubhouse, and quick access to schools, shopping, and dining.

At \$600,000, this home delivers comfort, lifestyle, and outstanding value. Donâ€™t miss your chance to make it yours!

Built in 2015

Essential Information

MLS® #	A2233026
Price	\$600,000
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	Recreation Facilities, Beach Access, Clubhouse
Parking Spaces	2
Parking	Parking Pad

Interior

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

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	June 19th, 2025
Days on Market	147
Zoning	R-G
HOA Fees	460
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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