

# \$589,900 - 26 Marquis Common Se, Calgary

MLS® #A2214324

**\$589,900**

3 Bedroom, 2.00 Bathroom, 1,229 sqft

Residential on 0.08 Acres

Mahogany, Calgary, Alberta

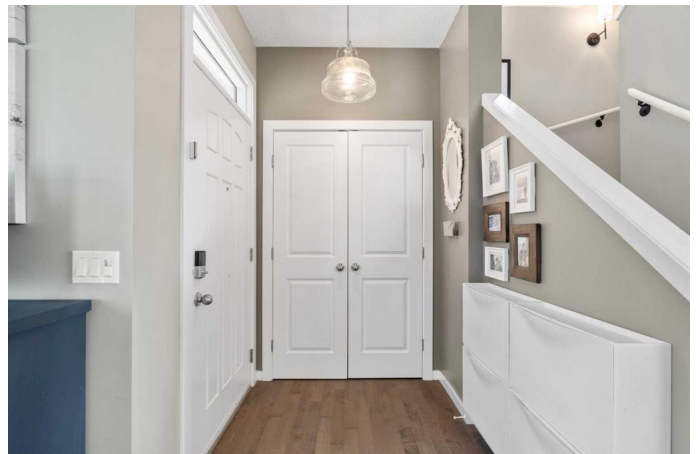
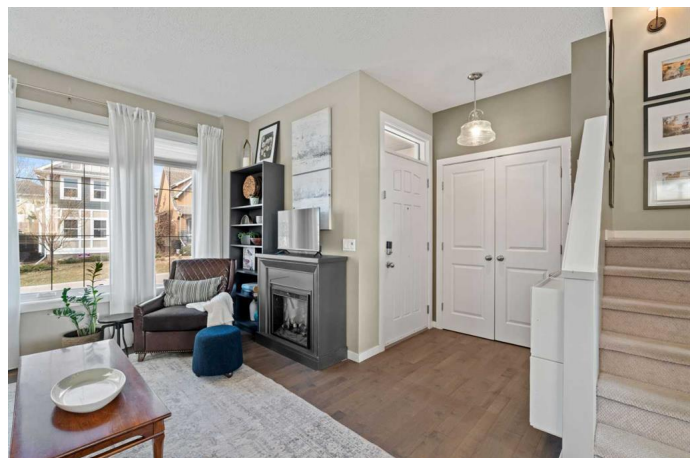
Discover incredible value in the heart of Mahogany with this charming detached home, perfectly positioned in one of Calgary's most sought-after lake communities. Offering 3 bedrooms and 1.5 bathrooms, this thoughtfully designed home combines comfort, function, and lifestyle. The main floor welcomes you with a bright, open layout featuring a spacious living area, a modern kitchen with sleek cabinetry, a huge walk-in pantry, and a cozy dining nook—perfect for both entertaining and everyday living. You'll also appreciate the added comfort of central air conditioning, keeping the home cool on warm summer days.

Upstairs, you'll find three generous bedrooms, including a spacious primary retreat complete with a large walk-in closet and plenty of natural light. The backyard is fully fenced and features a beautiful deck—ideal for summer BBQs, relaxing evenings, and letting kids or pets play freely. A concrete parking pad and paved back alley at the rear provides off-street parking and potential for a future garage.

Located within walking distance to both the public and Catholic schools and just steps to Mahogany's pathways, lake access, and vibrant amenities, this is your chance to enjoy year-round lake living at an unbeatable price.

Built in 2013

## Essential Information



MLS® #	A2214324
Price	\$589,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,229
Acres	0.08
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	26 Marquis Common Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1N8

### **Amenities**

Amenities	Beach Access, Clubhouse, Playground, Picnic Area, Racquet Courts
Parking Spaces	2
Parking	Parking Pad

### **Interior**

Interior Features	Open Floorplan, See Remarks, Stone Counters, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	Central Air
Fireplaces	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	None
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Lot Description	Back Lane, Back Yard, See Remarks
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 24th, 2025
Days on Market	11
Zoning	R-G
HOA Fees	582
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	KIC Realty
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