

\$649,000 - 44 Marquis Link Se, Calgary

MLS® #A2219920

\$649,000

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	\$649,000
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	Beach Access, Clubhouse, 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	6
Zoning	R-G
HOA Fees	460
HOA Fees Freq.	ANN

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.