# $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 spaceâ€”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. Donâ€™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 | 24 |
| Zoning | R-G |
| HOA Fees | 460 |
| HOA Fees Freq. | ANN |

## Listing Details

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

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.