

# \$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, Double Oven, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
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	10
Zoning	R-G
HOA Fees	460
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
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