

\$710,000 - 409 Marquis Heights Se, Calgary

MLS® #A2265126

\$710,000

4 Bedroom, 4.00 Bathroom, 1,666 sqft

Residential on 0.08 Acres

Mahogany, Calgary, Alberta

Youâ€™ll absolutely fall in love with this immaculately maintained and thoughtfully upgraded 2-storey home located on one of Mahoganyâ€™s most beloved family-friendly streetsâ€”where neighbours know your name, block parties are a tradition, and community truly thrives. From the moment you arrive, this home will have you at hello with its charming stucco and stone exterior, welcoming front porch, and undeniable curb appeal. Inside, discover nearly 2,500 sq. ft. of beautifully developed living space designed with both comfort and style in mind. The main floor flows effortlessly from the inviting front office or den into a bright open-concept living area. The chefâ€™s kitchen impresses with quartz countertops, marble-inspired full tile backsplash, extended flush island, and ceiling-height cabinetryâ€”complete with a mounted TV to catch the morning news or your favourite cooking show. Enjoy sleek stainless steel appliances, including a gas stove, and a spacious pantry for all your culinary essentials. The adjoining dining area easily accommodates family gatherings, while the cozy living room centers around a beautiful gas fireplace framed by floating shelves, built-in storage, and a stylish mantle. Rich hardwood floors and tasteful feature walls add warmth and sophistication throughout. Upstairs, youâ€™ll find three generous bedrooms, including a luxurious primary suite with a 5-piece ensuite featuring dual vanities, an oversized glass shower with floor-to-ceiling



tile, and a custom walk-in closet with built-in organization. The upper floor also offers a bright laundry room with cabinetry and counter space, and another full bath with designer finishes. The fully finished lower level (completed in 2024) is an entertainer’s dream, featuring a modern wet bar with sink, bar fridge, and floating shelves, a spacious recreation area for movie nights, and a fourth bedroom with walk-in closet—perfect for guests or teens. The full bath on this level is a showstopper, with a walk-in rain shower, LED mirror, and full tile surround with built-in niche. Step outside to your two-tiered, maintenance-free deck, offering both a dining and lounging area, ideal for summer evenings under the stars. The oversized double detached garage (nearly 10 ft ceiling height) provides ample storage and space for vehicles or hobbies. All of this is tucked within Mahogany’s established, mature pocket—away from new construction, yet steps from schools, the lake, walking paths, and local amenities. Enjoy tree-lined streets, friendly neighbours, and the serenity of Calgary’s most desirable four-season lake community. This is more than a home—it’s a lifestyle. Welcome to Mahogany, where memories are made by the lake.

Built in 2015

Essential Information

MLS® #	A2265126
Price	\$710,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,666
Acres	0.08

Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	409 Marquis Heights Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1V1

Amenities

Amenities	Beach Access, Clubhouse, Park, Picnic Area, Playground
Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Enclosed, Garage Door Opener, Garage Faces Rear, Oversized, Side By Side
# of Garages	2

Interior

Interior Features	Breakfast Bar, Closet Organizers, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Close to Clubhouse, Fruit Trees/Shrub(s), Interior Lot, Landscaped, Lawn
Roof	Asphalt Shingle

Construction	Cement Fiber Board, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 17th, 2025
Days on Market	14
Zoning	R-G
HOA Fees	554
HOA Fees Freq.	ANN

Listing Details

Listing Office	Jayman Realty Inc.
----------------	--------------------

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.