# \$600,000 - 44 Marquis Link Se, Calgary

MLS® #A2233026

## \$600,000

3 Bedroom, 3.00 Bathroom, 1,567 sqft Residential on 0.09 Acres

Mahogany, Calgary, Alberta

Price Reduced to \$600,000 | Lake Living in Mahogany | Hopewell-Built Corner Lot Home

Discover unbeatable value in the award-winning lake community of Mahogany! This original-owner, Hopewell-built home now offered at \$600,000 combines stylish design, functional living, and an incredible location on a sunny corner lot.

Inside, 9-ft ceilings and abundant natural light set the tone for modern living. The welcoming front living room centers around a sleek gas fireplace, while the chef-inspired kitchen boasts quartz countertops, a Samsung double oven, pot lights, an oversized island, and a bright dining nook that opens onto your private side deck with BBQ gas lineâ€"perfect for summer entertaining.

Upstairs, you'II find a spacious bonus/family room, two generous bedrooms, convenient upper-level laundry, and a full 4-piece bath. The unfinished basement offers endless potential to create the space you've always wanted.

Notable upgrades include durable laminate flooring, cozy upstairs carpet, and a new roof (2020). Outside, the large backyard features an extended deck and plenty of room to relax or play.

Living in Mahogany means access to







unparalleled amenities: two beaches, a private lake, scenic wetlands, year-round recreation, parks, skating, a community clubhouse, plus easy access to schools, shopping, dining, and more.

This home is more than a place to liveâ€"it's a lifestyle. At \$600,000, it's an opportunity you don't want to miss!

Built in 2015

# **Essential Information**

MLS® # A2233026 Price \$600,000

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 Recreation Facilities, Beach Access, Clubhouse

Parking Spaces 2

Parking Parking Pad

#### Interior

Interior Features High Ceilings, Kitchen Island, Quartz Counters, Ceiling Fan(s)

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 Yard, Private Entrance
Lot Description Back Lane, Corner Lot, Garden

Roof Asphalt Shingle

Construction Wood Frame, Stucco

Foundation Poured Concrete

#### **Additional Information**

Date Listed June 19th, 2025

Days on Market 121
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.