

# \$624,900 - 44 Marquis Link Se, Calgary

MLS® #A2233026

**\$624,900**

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

Mahogany, Calgary, Alberta

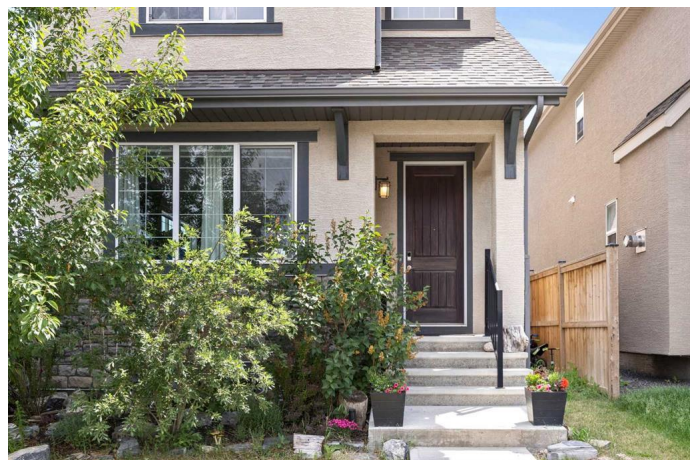
Lake Living in Mahogany | Hopewell-Built Home | Corner Lot | New Price | Open House Saturday 12â€”2PM

Now offered at a new, competitive price, this original-owner Hopewell-built home is ideally located on a corner lot in the award-winning lake community of Mahogany.

Step inside to 9-ft ceilings and a bright, open-concept layout. The main floor features a welcoming front living room with a modern gas fireplace, a well-appointed kitchen with quartz countertops, Samsung double oven, pot lights, an oversized island, and a sunny dining area that opens to a private side deck with BBQ gas lineâ€”perfect for summer gatherings.

Upstairs you'll find a large bonus/family room, two spacious bedrooms, upper-level laundry, and a 4-piece bathroom. The unfinished basement is ready for your future development. Additional features include stylish laminate flooring, plush carpet upstairs, and a roof replaced in 2020.

The spacious backyard offers an extended deck and plenty of room to relax or entertain. Enjoy all that Mahogany has to offerâ€”lake access, beaches, parks, wetlands, skating, and a community clubhouseâ€”plus convenient access to schools, shopping, restaurants, and more.



Open House: Saturday, 12:00â€”2:00 PM  
Donâ€™t miss this opportunity to own a  
move-in ready home in one of Calgaryâ€™s  
most desirable lake communities!

Built in 2015

### Essential Information

MLS® #	A2233026
Price	\$624,900
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, Recreation Facilities, Beach Access
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	June 19th, 2025
Days on Market	22
Zoning	R-G
HOA Fees	460
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
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