

# \$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

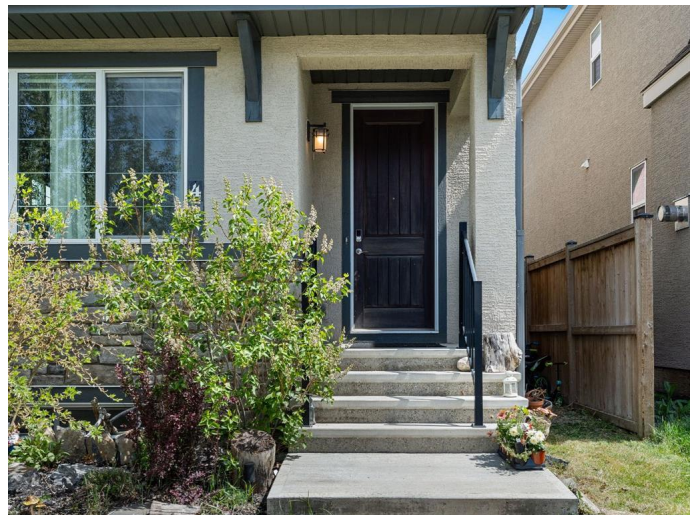
Lake Living in Mahogany | Hopewell-Built  
Spec Home | Original Owner | Corner Lot

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 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          | \$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 |
|----------------|------------|

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