

# \$598,800 - 336 Marquis Heights Se, Calgary

MLS® #A2247148

**\$598,800**

3 Bedroom, 4.00 Bathroom, 1,305 sqft

Residential on 0.07 Acres

Mahogany, Calgary, Alberta

Discover incredible value in the heart of Mahogany with this charming detached home, perfectly positioned in one of Calgary's most sought-after lake communities. Offering 3 bedrooms and 2.5 bathrooms, this thoughtfully designed home combines comfort, function, and lifestyle. The main floor welcomes you with a bright, open layout featuring a spacious living area, a modern kitchen with sleek cabinetry, and a cozy dining nook—perfect for both entertaining and everyday living. Upstairs, you'll find three generous bedrooms, including a spacious primary retreat complete with a large walk-in closet and plenty of natural light.

The backyard is fully fenced and features a beautiful space for summer BBQs, relaxing evenings, and letting kids or pets play freely. A concrete parking pad and paved back alley at the rear provide off-street parking and potential for a future garage. This Hopewell-built home also boasts quartz countertops and stainless steel appliances, maintained to the highest city standards thanks to the current licensed daycare operation, ensuring exceptional cleanliness and care throughout.

Located within walking distance to both the public and Catholic schools and just steps to Mahogany's pathways, lake access, and vibrant amenities, including Mahogany Plaza with Shoppers Drug Mart, Tim Hortons,



Subway, Sobeys, and more. The YMCA and South Health Campus Hospital are a short drive away, with easy access to Stoney Trail and Deerfoot Trail, making commuting and recreation seamless. This is your chance to enjoy year-round lake living at an unbeatable price in a community that truly has it all.

Built in 2016

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2247148    |
| Price          | \$598,800   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,305       |
| Acres          | 0.07        |
| Year Built     | 2016        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 336 Marquis Heights Se |
| Subdivision | Mahogany               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3M 2A7                |

**Amenities**

|                |                                                                                                                                                                           |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Beach Access, Boating, Park, Parking, Party Room, Picnic Area, Playground, Racquet Courts, Recreation Room, Trash, Visitor Parking, Community Gardens, Day Care, Dog Park |
| Parking Spaces | 2                                                                                                                                                                         |
| Parking        | Off Street, Parking Pad, RV Access/Parking                                                                                                                                |

## Interior

|                   |                                                                                                                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Data |
| Appliances        | Built-In Electric Range, Built-In Oven, Built-In Refrigerator, Dishwasher, Microwave Hood Fan, Washer/Dryer                                                                                                          |
| Heating           | Forced Air                                                                                                                                                                                                           |
| Cooling           | None                                                                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                                                                                  |
| Basement          | Finished, Full                                                                                                                                                                                                       |

## Exterior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Storage                                                                                                     |
| Lot Description   | Back Lane, City Lot, Front Yard, Landscaped, Lawn, Level, No Neighbours Behind, Private, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                                                                           |
| Construction      | Vinyl Siding                                                                                                              |
| Foundation        | Poured Concrete                                                                                                           |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 16               |
| Zoning         | R-G              |
| HOA Fees       | 582              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | Brilliant Realty |
|----------------|------------------|

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