

\$649,000 - 37 Marquis Common Se, Calgary

MLS® #A2268059

\$649,000

4 Bedroom, 4.00 Bathroom, 1,352 sqft

Residential on 0.08 Acres

Mahogany, Calgary, Alberta

FULLY finished family home located in the heart of Mahoganyâ€™s Calgaryâ€™s premier four-season lake community! With nearly 2,000 sq. ft. of thoughtfully designed living space, a fully finished basement, and a double detached garage, this home combines comfort, style, and convenience.

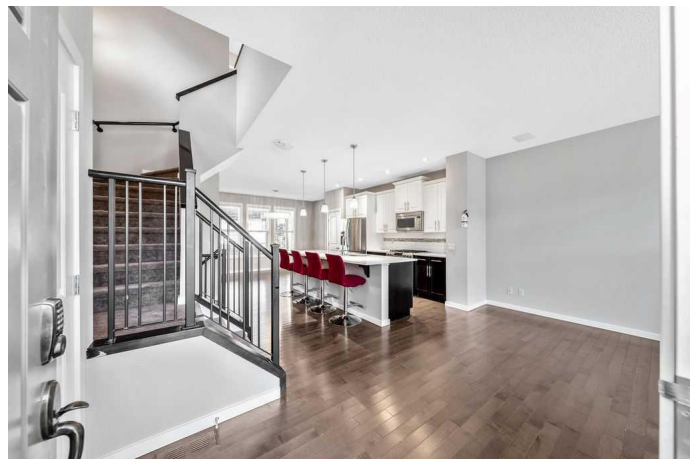
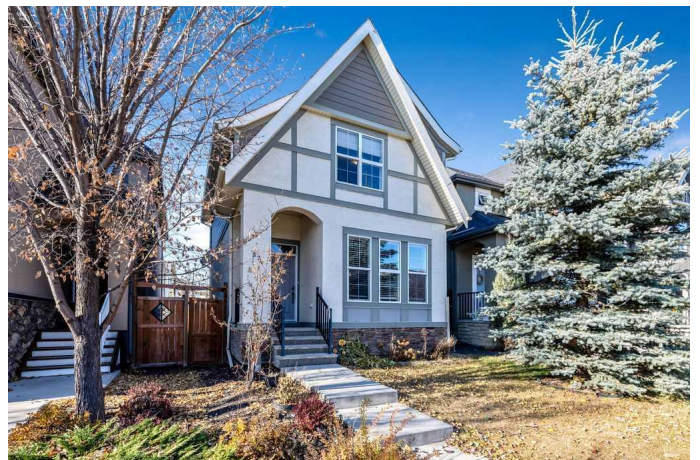
With open concept design, and an abundance of natural light, the main floor boasts a bright and welcoming floor plan, complete with cozy living room, comfortable dining, and centric kitchen featuring stunning stone counters, stainless steel appliances, and large island perfect for family gatherings or entertaining. Upstairs is host to two generous secondary bedrooms, a well-appointed main bath, and spacious primary suite; complete with both ensuite and walk in closet.

The fully finished lower level was carefully considered and completed, creating a warm and cozy environment with sizeable rec. room, additional bedroom, ample amounts of storage, and full 4 piece bath!

The private, west facing backyard is both fully fenced, and finished with an oversized double detached garage and plenty of room to relax or play.

Ideally located within walking distance to schools, and just minutes from Mahogany Lakeâ€™s beaches, parks, playgrounds, and more, including Mahogany Village Market, and Westman Village.

Welcome home! Welcome to the highly sought-after, award-winning, community of



Mahogany!

Built in 2013

Essential Information

MLS® #	A2268059
Price	\$649,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,352
Acres	0.08
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	37 Marquis Common Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1N8

Amenities

Amenities	None
Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Oversized, See Remarks
# of Garages	2

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Stone Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood

	Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Close to Clubhouse, Front Yard, Level, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 1st, 2025
Days on Market	1
Zoning	R-G
HOA Fees	582
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR 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.