

# \$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

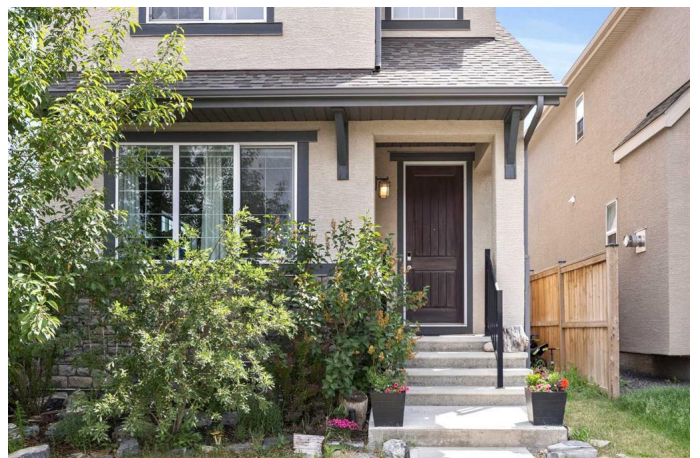
Discover unbeatable value in the award-winning lake community of Mahogany! This original-owner, Hopewell-built home now offered at \$600,000 combines stylish design, functional living, and an incredible location on a sunny corner lot.

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 line—perfect for summer entertaining.

Upstairs, you'll 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 live—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	Beach Access, Clubhouse, Recreation Facilities
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, Garden, Corner Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 19th, 2025
Days on Market	83
Zoning	R-G
HOA Fees	460
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
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