

# \$639,900 - 25 Marquis Place Se, Calgary

MLS® #A2205968

**\$639,900**

3 Bedroom, 3.00 Bathroom, 1,567 sqft

Residential on 0.08 Acres

Mahogany, Calgary, Alberta

Welcome to Mahogany, one of Calgary's most sought-after communities! This incredible four-season lake community offers a wealth of amenities for residents to enjoy year-round.

Nestled in a tranquil cul-de-sac, this charming family home boasts a prime location with schools just a short stroll away, making mornings effortless and days more enjoyable. Children can safely play on the quiet street while forming friendships with neighbors.

Inside, the open-concept floor plan is designed for modern living, featuring 9' ceilings on the main floor, hardwood flooring, and a seamless layout connecting the living, dining, and kitchen spaces. The kitchen is a chef's dream with quartz countertops, an upgraded stainless steel appliance package, and stylish railing details, while a cozy den off the entryway offers the perfect space for a home office, reading nook, or music room.

Upstairs, you'll find three generously sized bedrooms, including a spacious primary suite with a luxurious five-piece ensuite featuring a soaker tub, dual sinks, a shower, and a walk-in closet, along with two additional bedrooms and a four-piece bathroom. The west-facing backyard is a private retreat, complete with a large deck and an oversized garage pad—perfect for enjoying morning coffee or evening relaxation. With its prime location within walking distance of schools, parks, and the community's scenic pathway system, this Mahogany home offers the perfect blend of tranquility and convenience. Don't miss



out on this incredible opportunityâ€”schedule  
your viewing today and step into a home  
designed for making lasting memories!

Built in 2014

### **Essential Information**

MLS® #	A2205968
Price	\$639,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,567
Acres	0.08
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	25 Marquis Place Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2A5

### **Amenities**

Amenities	Beach Access, Clubhouse
Parking Spaces	2
Parking	Parking Pad

### **Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Playground
Lot Description	Back Lane, Cul-De-Sac, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 26th, 2025
Days on Market	41
Zoning	R-G
HOA Fees	586
HOA Fees Freq.	ANN

## Listing Details

Listing Office	TrustPro Realty
----------------	-----------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.