

# \$624,900 - 44 Marquis Link Se, Calgary

MLS® #A2233026

**\$624,900**

3 Bedroom, 3.00 Bathroom, 1,567 sqft  
Residential on 0.09 Acres

Mahogany, Calgary, Alberta

Lake Living in Mahogany | Hopewell-Built Home | Prime Corner Lot

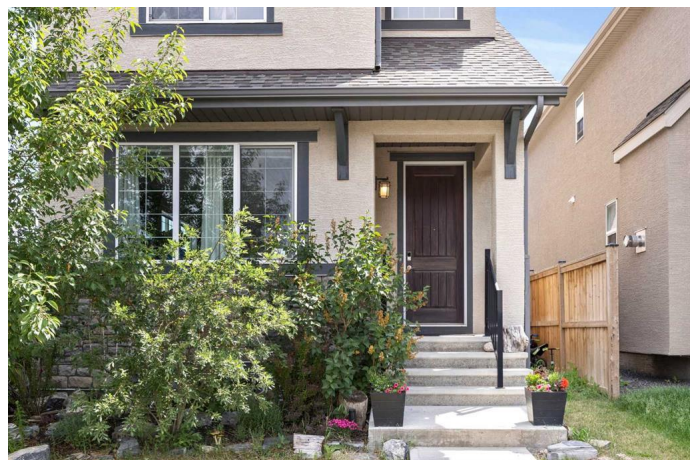
Welcome to your next home in the vibrant, award-winning lake community of Mahogany! This original-owner, Hopewell-built gem sits proudly on a sunny corner lot and offers the perfect blend of style, comfort, and location.

Step inside to discover 9-ft ceilings and a bright, airy layout designed for modern living. The inviting front living room is anchored by a sleek gas fireplace, while the chef-inspired kitchen features quartz countertops, a Samsung double oven, pot lights, an oversized island, and a sunny dining nook that opens onto your private side deck with a BBQ gas line—ideal for effortless entertaining.

Upstairs, unwind in the spacious bonus/family room, with two generously sized bedrooms, upper-level laundry, and a full 4-piece bathroom just down the hall. The unfinished basement offers endless potential for future development, allowing you to customize the space to suit your needs.

Additional highlights include durable laminate flooring, cozy carpeting upstairs, and a new roof installed in 2020. Outside, the large backyard is perfect for relaxing or hosting, with an extended deck and ample green space.

Enjoy exclusive access to Mahogany's



unmatched amenities: two pristine beaches, a private lake, scenic wetlands, parks, skating, a community clubhouse, and more. Plus, you're just minutes from schools, shopping, dining, and everything this thriving SE Calgary neighbourhood has to offer.

This is more than a home—it's a lifestyle. Don't miss your chance to make it yours!

Built in 2015

**Essential Information**

MLS® #	A2233026
Price	\$624,900
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, Recreation Facilities, Clubhouse
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	June 19th, 2025
Days on Market	80
Zoning	R-G
HOA Fees	460
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp 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.