

# \$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

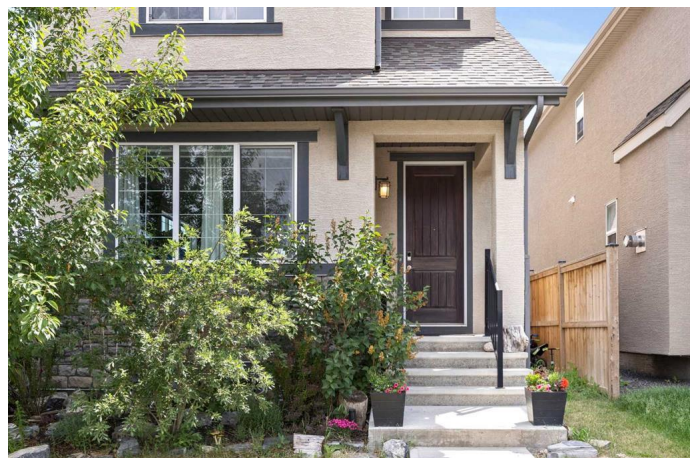
Welcome to your next home in the vibrant, award-winning lake community of Mahogany! This original-owner, Hopewell-built gem sits proudly on a sunny corner lot and offers the perfect blend of style, comfort, and location.

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 | 66              |
| Zoning         | R-G             |
| HOA Fees       | 460             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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