

# \$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

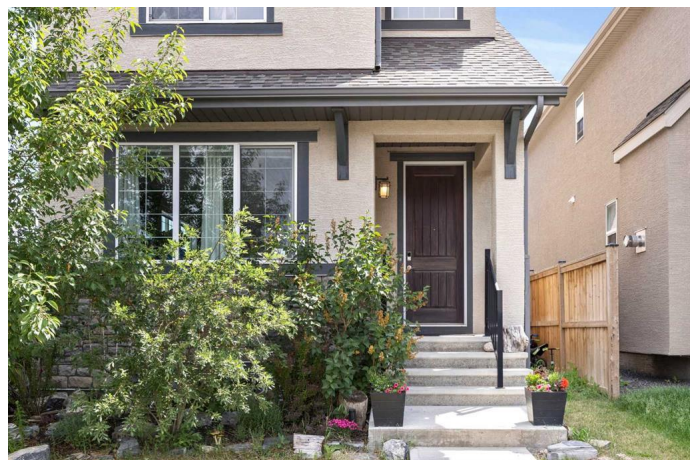
Lake Living in Mahogany | Hopewell-Built Home | Corner Lot | New Price |

Now offered at a new, competitive price, this original-owner Hopewell-built home is ideally located on a corner lot in the award-winning lake community of Mahogany.

Step inside to 9-ft ceilings and a bright, open-concept layout. The main floor features a welcoming front living room with a modern gas fireplace, a well-appointed kitchen with quartz countertops, Samsung double oven, pot lights, an oversized island, and a sunny dining area that opens to a private side deck with BBQ gas line—perfect for summer gatherings.

Upstairs you'll find a large bonus/family room, two spacious bedrooms, upper-level laundry, and a 4-piece bathroom. The unfinished basement is ready for your future development. Additional features include stylish laminate flooring, plush carpet upstairs, and a roof replaced in 2020.

The spacious backyard offers an extended deck and plenty of room to relax or entertain. Enjoy all that Mahogany has to offer—lake access, beaches, parks, wetlands, skating, and a community clubhouse—plus convenient access to schools, shopping, restaurants, and more.



Don't miss this opportunity to own a move-in ready home in one of Calgary's most desirable lake communities!

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, Clubhouse, Recreation Facilities
Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	Ceiling Fan(s), High Ceilings, Kitchen Island, Quartz Counters
Appliances	Dishwasher, Double Oven, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
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	36
Zoning	R-G
HOA Fees	460
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp 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.