

# \$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

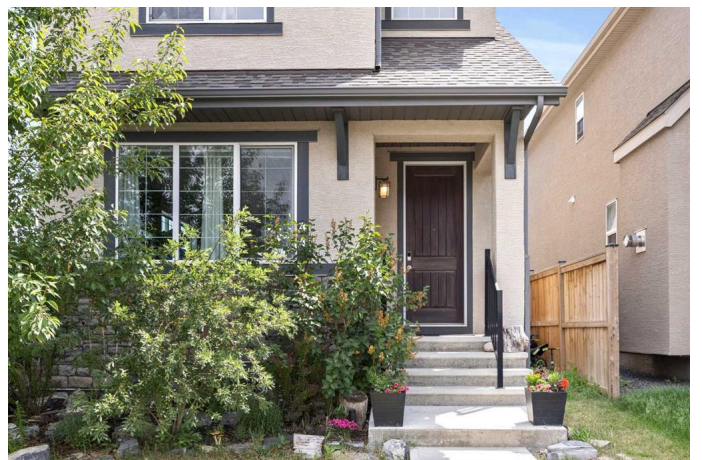
Discover unbeatable value in the award-winning lake community of Mahogany! This original-owner, Hopewell-built home now offered at \$600,000 combines stylish design, functional living, and an incredible location on a sunny corner lot.

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	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	99
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.