

\$1,065,000 - 14 Marquis Heights Se, Calgary

MLS® #A2254880

\$1,065,000

5 Bedroom, 4.00 Bathroom, 2,454 sqft

Residential on 0.09 Acres

Mahogany, Calgary, Alberta

Located in the heart of Mahogany, one of Calgary's most desirable lake communities, this stunning 5-bedroom, 4-bathroom home offers 3,340 sq ft of beautifully designed living space and checks all the boxes: location, privacy, and amenities. Enjoy year-round access to the community lake, close proximity to Seton Hospital, the world's largest YMCA, Calgary Public Library, shopping malls, restaurants, and an environmental reserve with walking paths just steps from your door. The open-concept main floor features a formal dining room, living room, gourmet kitchen with a walkthrough pantry, breakfast nook, and a mudroom leading to the attached double garage. Upstairs includes four spacious bedrooms, a home office/study area with two desks, and a laundry room with a sink, while the master suite boasts a large walk-in closet and a luxurious 5-piece ensuite. One bedroom even offers a private balcony with unobstructed views of the environmental reserve. The fully finished basement includes a fifth bedroom, a large rec room with a wet bar, an additional laundry hookup, and a bonus tiled room with rough-in plumbing – perfect for a dog wash or extra storage. The backyard backs onto a walking path for added privacy and has a playground right next door, making it ideal for families. Looking out any window on the south side of the house gives you perfect views of the environmental reserve. Walking and biking is so easy just steps away from the house. The



recent upgrades are washer and dryer(2022),
Air conditioner(2020), Hot water tank(2025)
Water Softener(2020). With access to
excellent schools including Divine Mercy
(Catholic Kâ€“6), Mahogany School (Public
Kâ€“6), and a future public middle school
(Grades 5â€“9), this home truly has it all. Book
your showing today before itâ€™s gone!

Built in 2013

Essential Information

MLS® #	A2254880
Price	\$1,065,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,454
Acres	0.09
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	14 Marquis Heights Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M1X6

Amenities

Amenities	Beach Access, Boating, Clubhouse, Playground
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Stone Counters
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space, Environmental Reserve, No Neighbours Behind, Wetlands
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	September 7th, 2025
Days on Market	9
Zoning	R-G
HOA Fees	582
HOA Fees Freq.	ANN

Listing Details

Listing Office	Bow 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.