

# \$750,000 - 195 Marquis Common Se, Calgary

MLS® #A2260526

**\$750,000**

4 Bedroom, 4.00 Bathroom, 1,503 sqft  
Residential on 0.08 Acres

Mahogany, Calgary, Alberta

Welcome to your new home in the Marquis section of Mahogany! This north-facing, about 7Â° NW, lane home sits just one lot away from the cornerâ€”giving you the convenience and open feel of a corner lot without the added upkeep. Right across from a beautiful park and with a sunny south backyard, itâ€™s perfectly positioned for everyday living. Youâ€™ll also love the quick access in and out of the community from 52nd Street SE.

Upgrades include durable composite siding, a welcoming front porch, and a cozy main floor fireplace that makes the living space feel warm and inviting. The backyard is fully landscaped with attractive limestone and features a double detached garage (built in 2017), offering plenty of space for parking and storage.

Inside, the main floor has a bright open layout with a modern kitchen, stainless steel appliances, and lots of natural light. Upstairs are three comfortable bedrooms, including a primary suite with a private ensuite.

Plus, living in Mahogany means walking paths, playgrounds, wetlands, and full lake access with beaches, swimming, skating, and year-round activities right at your doorstep. Plus, schools are within close walking distance, making it easy for families with children.

A fantastic choice for first-time buyers, young



families, upsizing, downsizing or anyone looking to enjoy the best of lake community living.

Built in 2013

### **Essential Information**

MLS® #	A2260526
Price	\$750,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,503
Acres	0.08
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	195 Marquis Common Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1N6

### **Amenities**

Amenities	Beach Access, Clubhouse, Fitness Center, Party Room
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	High Ceilings
Appliances	Dishwasher, Microwave Hood Fan, Range, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Playground
Lot Description	Back Lane, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 27th, 2025
Zoning	R-G
HOA Fees	554
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
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