

\$679,000 - 195 Marquis Common Se, Calgary

MLS® #A2271869

\$679,000

4 Bedroom, 4.00 Bathroom, 1,508 sqft

Residential on 0.08 Acres

Mahogany, Calgary, Alberta

*Park facing home with easy access *Front Porch *Separated Living room with a Fireplace *Homebuilder quality finished basement *Double Detached Garage . Welcome to your new home in the Marquis section of Mahogany! This South Backyard lane home sits just one lot away from the corner—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, it's perfectly positioned for everyday living. You'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, offering plenty of space for parking and storage. And, brand new carpets and interior paint. 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® #	A2271869
Price	\$679,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,508
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
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Central Vacuum, Granite Counters, Vinyl Windows
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Tennis Court(s)
Lot Description	Back Lane, Front Yard, Land
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Wood
Foundation	Poured Concrete



Additional Information

Date Listed	November 20th, 2025
Zoning	R-G
HOA Fees	554
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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