

# \$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

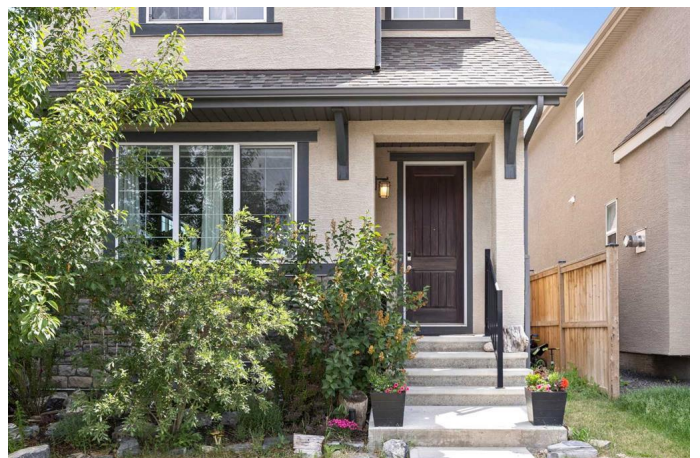
Discover unbeatable value in the award-winning lake community of Mahogany! This original-owner, Hopewell-built home now offered at \$600,000 combines stylish design, functional living, and an incredible location on a sunny corner lot.

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 | 105             |
| Zoning         | R-G             |
| HOA Fees       | 460             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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