

# \$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

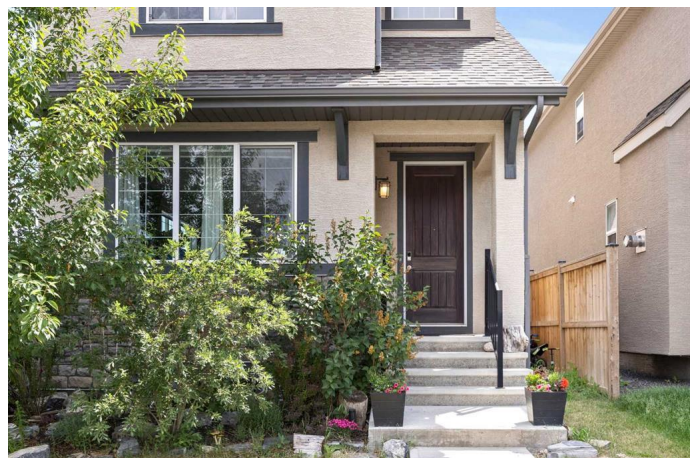
Discover unbeatable value in the award-winning lake community of Mahogany! This original-owner, Hopewell-built home now offered at \$600,000 combines stylish design, functional living, and an incredible location on a sunny corner lot.

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      | Recreation Facilities, Beach Access, Clubhouse |
| Parking Spaces | 2                                              |
| Parking        | Parking Pad                                    |

## Interior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Quartz Counters, Ceiling Fan(s)                            |
| 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 Yard, Private Entrance |
| Lot Description   | Back Lane, Corner Lot, Garden  |
| Roof              | Asphalt Shingle                |
| Construction      | Wood Frame, Stucco             |
| Foundation        | Poured Concrete                |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 139             |
| 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.