

# \$650,000 - 264 Marquis Heights Se, Calgary

MLS® #A2218664

**\$650,000**

3 Bedroom, 4.00 Bathroom, 1,479 sqft  
Residential on 0.07 Acres

Mahogany, Calgary, Alberta

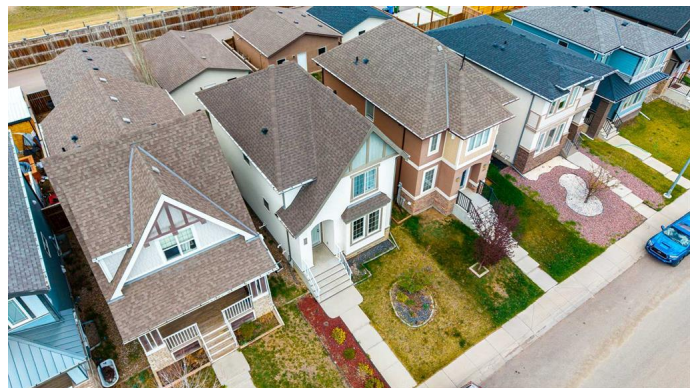
\*\*\*OPEN HOUSE May 17 & 18 2PM to 4PM\*\*\*

Check out this outstanding three-bedroom detached home nestled in the quiet and highly sought-after lake community of Mahogany.

This beautifully upgraded family home offers a rare opportunity to enjoy a spacious yard with no neighbours behindâ€”perfect for added privacy and outdoor living. From its elegant stucco and stone exterior to the high-end finishes inside, every detail has been thoughtfully designed to impress.

Step inside to find a sun-drenched main floor featuring a front family room that flows seamlessly into the stunning gourmet kitchen and bright dining nook. The kitchen is truly the heart of the home, boasting tall, dark-stained cabinetry, sleek quartz countertops, and stainless steel appliancesâ€”all set against the backdrop of smoky grey stained maple hardwood floors. This space feels both luxurious and inviting, ideal for cooking, entertaining, and everyday living.

Upstairs, youâ€™ll find three spacious bedrooms, including a generous primary retreat complete with a four-piece ensuite and a walk-in closet that offers ample room for any wardrobe. The additional bedrooms are perfect for kids or guests and share a well-appointed four-piece bath. A convenient upper-level laundry room adds to the homeâ€™s functional layout.



The fully finished basement is open and versatile, offering endless possibilities for a home theatre, fitness area, playroom, or office. Additional features include a high-efficiency furnace and a direct vent hot water tank, ensuring comfort and energy savings year-round.

Oversized HEATED Double Car Garage for added convenience. Located just minutes from Mahogany Lake, parks, schools, and vibrant local amenities, this home truly has it all. Don't miss your chance to live in one of Calgary's most desirable communities! Call your favorite Realtor today!

Built in 2014

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2218664    |
| Price          | \$650,000   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,479       |
| Acres          | 0.07        |
| Year Built     | 2014        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 264 Marquis Heights Se |
| Subdivision | Mahogany               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |

|             |         |
|-------------|---------|
| Postal Code | T3M 1Z9 |
|-------------|---------|

### Amenities

|                |  |
|----------------|--|
| Amenities      | Beach Access, Other, Park, Picnic Area, Playground |
| Parking Spaces | 2  |
| Parking        | Double Garage Detached, Off Street                 |
| # of Garages   | 2  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | No Animal Home, No Smoking Home                     |
| Appliances        | Electric Stove, Microwave, Range Hood, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                             |
| Cooling           | Other   |
| Has Basement      | Yes   |
| Basement          | Finished, Full                                      |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Other, Private Yard       |
| Lot Description   | Back Lane, Back Yard      |
| Roof              | Asphalt Shingle           |
| Construction      | Stone, Stucco, Wood Frame |
| Foundation        | Poured Concrete           |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 7th, 2025 |
| Days on Market | 1             |
| Zoning         | R-G           |
| HOA Fees       | 550           |
| HOA Fees Freq. | ANN           |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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