

\$699,999 - 195 Marquis Common Se, Calgary

MLS® #A2260526

\$699,999

4 Bedroom, 4.00 Bathroom, 1,503 sqft

Residential on 0.08 Acres

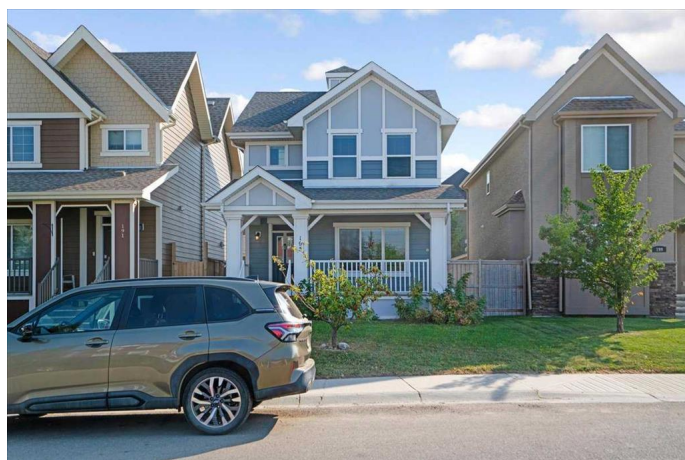
Mahogany, Calgary, Alberta

*Park facing home in the Marquis section*Front Porch*Beautiful Living room with a Fireplace. 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. 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® #	A2260526
Price	\$699,999
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	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
Days on Market	46
Zoning	R-G
HOA Fees	554
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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