

# \$715,000 - 195 Marquis Common Se, Calgary

MLS® #A2260526

**\$715,000**

4 Bedroom, 4.00 Bathroom, 1,503 sqft  
Single Family on 0.08 Acres

Mahogany, Calgary, Alberta

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. (id:6289)

Built in 2013



## Essential Information

Listing #	A2260526
Price	\$715,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,503
Acres	0.08
Year Built	2013
Type	Single Family
Sub-Type	Freehold

## Community Information

Address	195 Marquis Common Se
Subdivision	Mahogany
City	Calgary
Province	Alberta
Postal Code	T3M1N6

## Amenities

Amenities	Playground, Recreation Nearby, Schools, Shopping, Water Nearby, Clubhouse, Exercise Centre, Party Room
Features	Back lane
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

## Interior

Appliances	Refrigerator, Dishwasher, Range, Microwave Range Hood Combo, Washer & Dryer
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

## Exterior

Exterior	Brick, Composite Siding
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Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

## Listing Details

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