

# \$598,800 - 336 Marquis Heights Se, Calgary

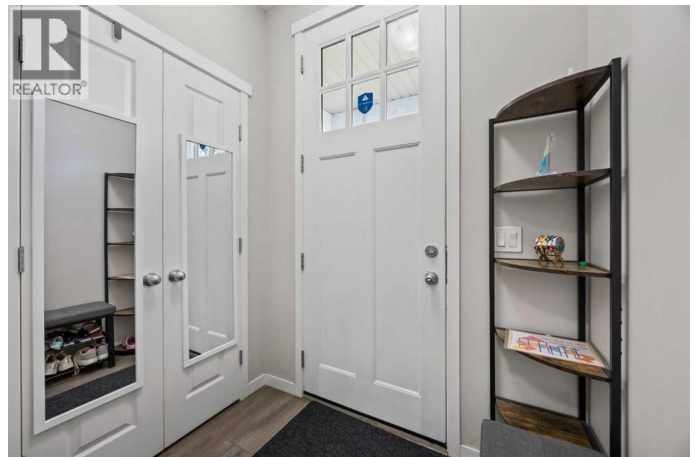
MLS® #A2264311

**\$598,800**

3 Bedroom, 4.00 Bathroom, 1,305 sqft  
Single Family on 0.07 Acres

Mahogany, Calgary, Alberta

Discover incredible value in the heart of Mahogany with this charming detached home, perfectly positioned in one of Calgary's most sought-after lake communities. Offering 3 bedrooms and 2.5 bathrooms, this thoughtfully designed home combines comfort, function, and lifestyle. The main floor welcomes you with a bright, open layout featuring a spacious living area, a modern kitchen with sleek cabinetry, and a cozy dining nook—perfect for both entertaining and everyday living. Upstairs, you'll find three generous bedrooms, including a spacious primary retreat complete with a large walk-in closet and plenty of natural light. The backyard is fully fenced and features a beautiful space for summer BBQs, relaxing evenings, and letting kids or pets play freely. A concrete parking pad and paved back alley at the rear provide off-street parking and potential for a future garage. This Hopewell-built home also boasts quartz countertops and stainless steel appliances, maintained to the highest city standards thanks to the current licensed daycare operation, ensuring exceptional cleanliness and care throughout. Located within walking distance to both the public and Catholic schools and just steps to Mahogany's pathways, lake access, and vibrant amenities, including Mahogany Plaza with Shoppers Drug Mart, Tim Hortons, Subway, Sobeys, and more. The YMCA and South Health Campus Hospital are a short drive away, with easy access to Stoney Trail and Deerfoot Trail,



making commuting and recreation seamless.  
This is your chance to enjoy year-round lake  
living at an unbeatable price in a community  
that truly has it all. (id:6289)

Built in 2016

**Essential Information**

Listing #	A2264311
Price	\$598,800
Bedrooms	3
Bathrooms	4.00
Half Baths	1
Square Footage	1,305
Acres	0.07
Year Built	2016
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	336 Marquis Heights Se
Subdivision	Mahogany
City	Calgary
Province	Alberta
Postal Code	T3M2A7

**Amenities**

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping, Water Nearby, Daycare, Party Room, Recreation Centre
Features	Back lane, PVC window, No neighbours behind, Closet Organizers, No Animal Home, No Smoking Home, Level, Gas BBQ Hookup, Parking
Parking Spaces	2
Parking	Other, Parking Pad, RV

**Interior**

Appliances	Refrigerator, Range - Electric, Dishwasher, Microwave Range Hood Combo, Oven - Built-In, Washer & Dryer
Heating	Forced air
Cooling	None

# of Stories	2
Has Basement	Yes

## Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped, Lawn
Foundation	Poured Concrete

## Listing Details

Listing Office	Brilliant Realty
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