

# \$670,000 - 98 Marquis Common Se, Calgary

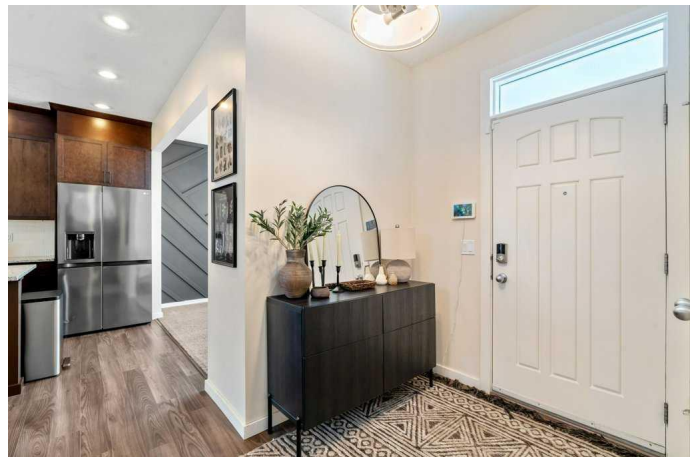
MLS® #A2202206

**\$670,000**

3 Bedroom, 3.00 Bathroom, 1,718 sqft  
Residential on 0.08 Acres

Mahogany, Calgary, Alberta

This beautifully upgraded home in Mahogany is a perfect balance of modern updates and everyday comfort, set in one of Calgary's most popular lake communities. Boasting over 1,700 sq. ft. of thoughtfully designed living space, this home is move-in ready with a long list of upgrades that enhance both its function and charm. Step inside to discover a bright, open-concept main floor featuring soaring ceilings and an inviting living space centered around a cozy fireplace. A front den/flex room offers incredible versatility—ideal for a home office, play area, or reading nook. The kitchen has been tastefully updated with new cabinet hardware, a stylish backsplash, a modern faucet, and a full suite of LG appliances. A gas hookup is already in place should you wish to switch to a gas stove. The adjacent dining area is elevated by elegant wainscoting, creating the perfect setting for gatherings. Throughout the home, new light fixtures and recessed pot lights add a fresh, modern touch, while every window (including the back door) is adorned with brand-new blinds for added privacy and style. Upstairs, the spacious primary suite offers a tranquil retreat with a walk-in closet and a beautifully refreshed ensuite featuring new faucets, cabinet hardware, and updated lighting. Two additional bedrooms, a 4-piece main bath with new fixtures, and a conveniently located laundry area complete the upper level. Downstairs, the basement is ready for future development, providing endless possibilities to expand your



living space. Outside, the backyard is designed for relaxation and entertainment, featuring new landscaping, and a newly painted deck (Summer 2024) – perfect for cozy evenings under the stars. The oversized double garage offers ample storage, with the garage door recently serviced and recalibrated. Additional updates include air conditioning (April 2022), fresh paint throughout (April 2022), and upgraded ceiling fans in all bathrooms. Situated on a quiet street with easy access to parks, schools, and Mahogany’s signature lake and wetlands, this home offers an unbeatable location. Enjoy 4-season living with boating, fishing, swimming, skating and more, plus hours of bike paths throughout the community. Every detail has been considered to provide peace of mind. Don’t miss your chance to own this thoughtfully upgraded home in Mahogany!

Built in 2013

### Essential Information

MLS® #	A2202206
Price	\$670,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,718
Acres	0.08
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	98 Marquis Common Se
Subdivision	Mahogany

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1N7

### **Amenities**

Amenities	Beach Access, Clubhouse, Fitness Center, Picnic Area, Racquet Courts, Recreation Facilities
Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Faces Rear
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Lighting, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 14th, 2025
Days on Market	11
Zoning	R-G
HOA Fees	582
HOA Fees Freq.	ANN

## Listing Details

Listing Office            RE/MAX iRealty Innovations

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