

# \$629,900 - 25 Marquis Place Se, Calgary

MLS® #A2220713

**\$629,900**

3 Bedroom, 3.00 Bathroom, 1,567 sqft

Residential on 0.08 Acres

Mahogany, Calgary, Alberta

Welcome to Mahogany, one of Calgary's most sought-after communities! This incredible four-season lake community offers a wealth of amenities for residents to enjoy year-round.

Nestled in a tranquil cul-de-sac, this charming family home boasts a prime location with schools just a short stroll away, making mornings effortless and days more enjoyable. Children can safely play on the quiet street while forming friendships with neighbors.

Inside, the open-concept floor plan is designed for modern living, featuring 9' ceilings on the main floor, hardwood flooring, and a seamless layout connecting the living, dining, and kitchen spaces. The kitchen is a chef's dream with quartz countertops, an upgraded stainless steel appliance package, and stylish railing details, while a cozy den off the entryway offers the perfect space for a home office, reading nook, or music room.

Upstairs, you'll find three generously sized bedrooms, including a spacious primary suite with a luxurious five-piece ensuite featuring a soaker tub, dual sinks, a shower, and a walk-in closet, along with two additional bedrooms and a four-piece bathroom. The west-facing backyard is a private retreat, complete with a large deck and an oversized garage pad—perfect for enjoying morning coffee or evening relaxation. With its prime location within walking distance of schools, parks, and the community's scenic pathway system, this Mahogany home offers the perfect blend of tranquility and convenience. Don't miss



out on this incredible opportunityâ€”schedule  
your viewing today and step into a home  
designed for making lasting memories!

Built in 2014

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2220713    |
| Price          | \$629,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,567       |
| Acres          | 0.08        |
| Year Built     | 2014        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 25 Marquis Place Se |
| Subdivision | Mahogany            |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3M 2A5             |

### Amenities

|                |                         |
|----------------|-------------------------|
| Amenities      | Beach Access, Clubhouse |
| Parking Spaces | 2                       |
| Parking        | Parking Pad             |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |

|              |                         |
|--------------|-------------------------|
| Heating      | Forced Air, Natural Gas |
| Cooling      | None                    |
| Has Basement | Yes                     |
| Basement     | Full, Unfinished        |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Playground                             |
| Lot Description   | Back Lane, Cul-De-Sac, Rectangular Lot |
| Roof              | Asphalt Shingle                        |
| Construction      | Vinyl Siding, Wood Frame               |
| Foundation        | Poured Concrete                        |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 45             |
| Zoning         | R-G            |
| HOA Fees       | 586            |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | TrustPro Realty |
|----------------|-----------------|

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