

\$725,000 - 21 Marquis Place Se, Calgary

MLS® #A2246270

\$725,000

4 Bedroom, 4.00 Bathroom, 1,712 sqft

Residential on 0.08 Acres

Mahogany, Calgary, Alberta

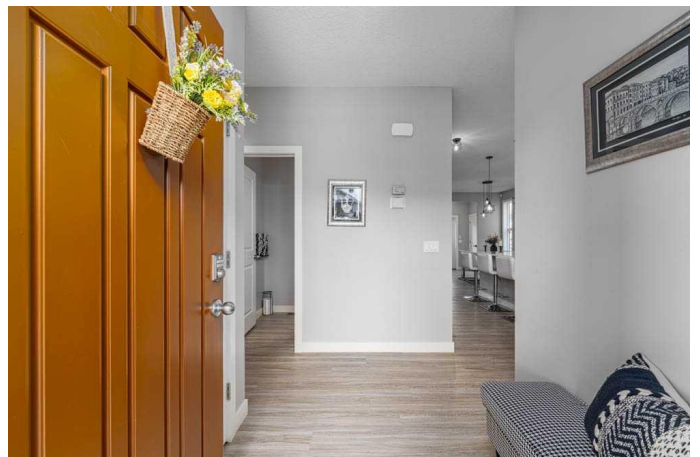
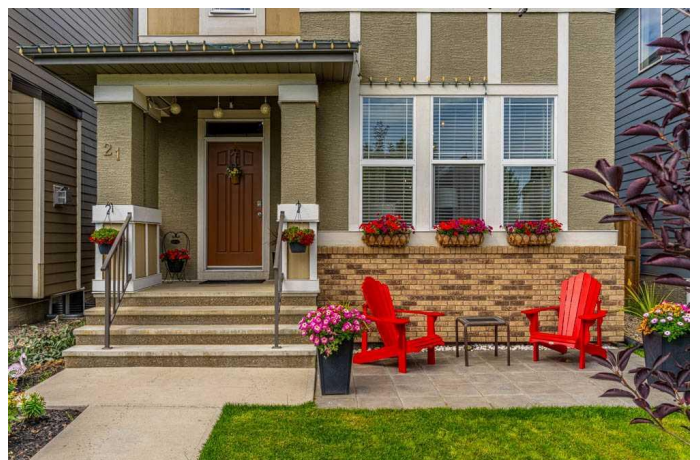
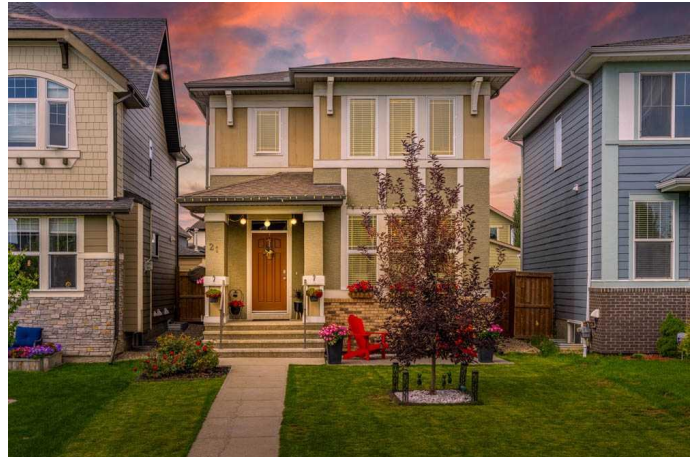
Location. Lifestyle. Layout â€œ This One Has It All!

Situated on a quiet CUL-DE-SAC in Mahogany, just steps from the Mahogany Wetlands, schools, and year-round lake access, this move-in-ready home offers it all: AIR CONDITIONING, UPPER-LEVEL LAUNDRY, a HEATED WORKSHOP GARAGE, a MAIN FLOOR DEN, and a sun-filled WEST-FACING BACKYARD - all wrapped in a thoughtfully designed, fully finished layout.

With 2505 sq ft of livable space including a professionally FINISHED BASEMENT, the home welcomes you with a striking stucco exterior, an oversized front yard, and a spacious front foyer. Inside, large windows flood the home with natural light, highlighting the modern lighting, updated finishes, and bright, open floor plan.

The RECENTLY RENOVATED main floor offers 9â€™TM CEILINGS and an open-concept layout centered around a stylish kitchen with QUARTZ COUNTERTOPS, STAINLESS STEEL APPLIANCES, a PANTRY, and a central ISLAND. It flows seamlessly into the dining area and cozy living room with gas fireplace - perfect for entertaining or everyday comfort.

A spacious MAIN FLOOR OFFICE/DEN offers flexibility for work or study, while the MUD ROOM WITH EXTENDED BUILT-IN LOCKERS and a tucked-away powder room bring convenience and function to busy



households.

Upstairs, you'll find three large bedrooms, including a primary retreat with WALK-IN CLOSET and spa-inspired 5-piece ensuite featuring QUARTZ COUNTERS and DOUBLE SINKS. The UPPER-LEVEL LAUNDRY makes daily routines efficient and convenient.

Downstairs, the finished basement adds a fourth bedroom, full bathroom, and a large rec room - ideal for guests, teens, or a home gym. The OVERSIZED FURNACE ROOM offers additional BUILT-IN STORAGE, and the home is complete with CENTRAL A/C for year-round comfort.

Step outside to enjoy the low-maintenance WEST-FACING BACKYARD, complete with stamped concrete patio and a natural gas line for your BBQ - perfect for summer evenings. The home backs onto a paved alley, keeping the approach to your garage clean and accessible year-round.

At the rear, the near 21X23 DOUBLE GARAGE is INSULATED, HEATED, and professionally outfitted as a dream WORKSHOP, featuring an 8' overhead door, white shelving, custom-built cabinetry, stainless steel fridge, and a custom tool bench - while still comfortably fitting two vehicles.

Built in 2014

Essential Information

MLS® #	A2246270
Price	\$725,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,712
Acres	0.08
Year Built	2014

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	21 Marquis Place Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2A5

Amenities

Amenities	Clubhouse, Picnic Area, Playground, Boating
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s), WaterSense Fixture(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Range, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Dog Run, Lighting, Private Yard
Lot Description	Back Lane, Back Yard, Close to Clubhouse, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Lawn, Low Maintenance Landscape, No Neighbours Behind, Private, Rectangular Lot, Street Lighting, Lake, Wetlands

Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 8th, 2025
Zoning	R-G
HOA Fees	580
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.