\$710,000 - 409 Marquis Heights Se, Calgary

MLS® #A2265126

\$710,000

4 Bedroom, 4.00 Bathroom, 1,666 sqft Residential on 0.08 Acres

Mahogany, Calgary, Alberta

You'II absolutely fall in love with this immaculately maintained and thoughtfully upgraded 2-storey home located on one of Mahogany's most beloved family-friendly streetsâ€"where neighbours know your name, block parties are a tradition, and community truly thrives. From the moment you arrive, this home will have you at hello with its charming stucco and stone exterior, welcoming front porch, and undeniable curb appeal. Inside, discover nearly 2,500 sq. ft. of beautifully developed living space designed with both comfort and style in mind. The main floor flows effortlessly from the inviting front office or den into a bright open-concept living area. The chef's kitchen impresses with quartz countertops, marble-inspired full tile backsplash, extended flush island, and ceiling-height cabinetryâ€"complete with a mounted TV to catch the morning news or your favourite cooking show. Enjoy sleek stainless steel appliances, including a gas stove, and a spacious pantry for all your culinary essentials. The adjoining dining area easily accommodates family gatherings, while the cozy living room centers around a beautiful gas fireplace framed by floating shelves, built-in storage, and a stylish mantle. Rich hardwood floors and tasteful feature walls add warmth and sophistication throughout. Upstairs, you'II find three generous bedrooms, including a luxurious primary suite with a 5-piece ensuite featuring dual vanities, an oversized glass shower with floor-to-ceiling







organization. The upper floor also offers a bright laundry room with cabinetry and counter space, and another full bath with designer finishes. The fully finished lower level (completed in 2024) is an entertainer's dream, featuring a modern wet bar with sink, bar fridge, and floating shelves, a spacious recreation area for movie nights, and a fourth bedroom with walk-in closetâ€"perfect for guests or teens. The full bath on this level is a showstopper, with a walk-in rain shower, LED mirror, and full tile surround with built-in niche. Step outside to your two-tiered, maintenance-free deck, offering both a dining and lounging area, ideal for summer evenings under the stars. The oversized double detached garage (nearly 10 ft ceiling height) provides ample storage and space for vehicles or hobbies. All of this is tucked within Mahogany's established, mature pocketâ€"away from new construction, yet steps from schools, the lake, walking paths, and local amenities. Enjoy tree-lined streets, friendly neighbours, and the serenity of Calgary's most desirable four-season lake community. This is more than a homeâ€"it's a lifestyle. Welcome to Mahogany, where memories are made by the lake.

tile, and a custom walk-in closet with built-in

Built in 2015

Essential Information

MLS®#	A2265126
Price	\$710,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,666
Acres	0.08

Year Built 2015

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 409 Marquis Heights Se

Subdivision Mahogany
City Calgary
County Calgary
Province Alberta
Postal Code T3M 1V1

Amenities

Amenities Beach Access, Clubhouse, Park, Picnic Area, Playground

Parking Spaces 2

Parking Alley Access, Double Garage Detached, Garage Door Opener, Garage

Faces Rear, Oversized, Side By Side, Enclosed

of Garages 2

Interior

Interior Features Breakfast Bar, Closet Organizers, High Ceilings, Open Floorplan, Pantry,

Quartz Counters, Vinyl Windows, Walk-In Closet(s)

Appliances Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage

Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer,

Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features None

Lot Description Back Lane, Back Yard, Close to Clubhouse, Fruit Trees/Shrub(s),

Interior Lot, Landscaped, Lawn

Roof Asphalt Shingle

Construction Cement Fiber Board, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed October 17th, 2025

Days on Market 1

Zoning R-G

HOA Fees 554

HOA Fees Freq. ANN

Listing Details

Listing Office Jayman Realty Inc.

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