

\$829,900 - 174 Marquis Point Se, Calgary

MLS® #A2198862

\$829,900

4 Bedroom, 4.00 Bathroom, 2,267 sqft

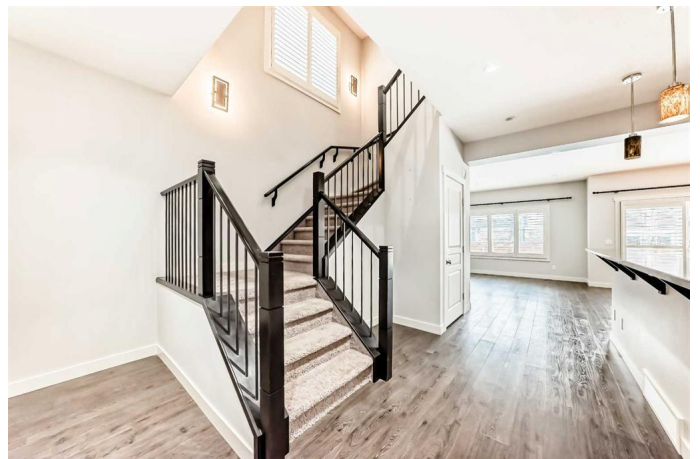
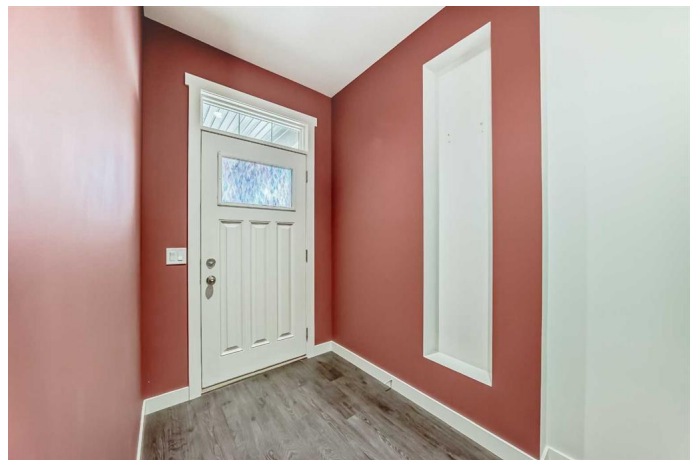
Residential on 0.08 Acres

Mahogany, Calgary, Alberta

Big price reduction! Come and explore this beautiful home, located in the highly sought-after community of Mahogany. Situated at the end of a quiet street, it's just steps away from a tranquil wetland preserve—ideal for walking your dog or biking with the kids. Upon entering, you'll discover an open, inviting floor plan perfect for both family living and entertaining. The gourmet kitchen boasts quartz countertops and stainless steel appliances, while the home is equipped with a Kinetico water system filter and central A/C. The spacious living room features a gas fireplace creating an airy and welcoming atmosphere. Adjacent to the kitchen is a large dining area that leads to a sizable deck with a gas line for BBQs - perfect for family gatherings. Upstairs, you'll find three generously sized bedrooms, a cozy bonus room, a convenient office nook, and a 4-piece bathroom. The expansive primary bedroom offers a spa-like 5-piece ensuite and a large walk-in closet. The fully developed basement includes a studio/media room, a family/rec room, and a half bathroom that could easily be converted into a full bathroom. Throughout the home, you'll find numerous premium upgrades, including plantation window shutters.

Built in 2014

Essential Information



| | |
|----------------|-------------|
| MLS® # | A2198862 |
| Price | \$829,900 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 2 |
| Half Baths | 2 |
| Square Footage | 2,267 |
| Acres | 0.08 |
| Year Built | 2014 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 174 Marquis Point Se |
| Subdivision | Mahogany |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3M 1M7 |

Amenities

| | |
|----------------|--|
| Amenities | Playground, Beach Access, Picnic Area, Party Room, Recreation Facilities |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | No Animal Home, No Smoking Home, Vinyl Windows, Granite Counters |
| Appliances | Central Air Conditioner, Dishwasher, Electric Range, Freezer, Garage Control(s), Microwave Hood Fan, Refrigerator, Window Coverings, Dryer, Washer |
| Heating | Forced Air, Natural Gas, Fireplace(s) |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |

| | |
|--------------|----------------|
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Balcony, Private Yard |
| Lot Description | Dog Run Fenced In, Landscaped, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Stucco |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | March 5th, 2025 |
| Days on Market | 51 |
| Zoning | R-G |
| HOA Fees | 570 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|----------------------|
| Listing Office | C-Luxury Realty Ltd. |
|----------------|----------------------|

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.