

# \$649,000 - 37 Marquis Common Se, Calgary

MLS® #A2268059

## \$649,000

4 Bedroom, 4.00 Bathroom, 1,352 sqft

Residential on 0.08 Acres

Mahogany, Calgary, Alberta

FULLY finished family home located in the heart of Mahoganyâ€™s Calgaryâ€™s premier four-season lake community! With nearly 2,000 sq. ft. of thoughtfully designed living space, a fully finished basement, and a double detached garage, this home combines comfort, style, and convenience.

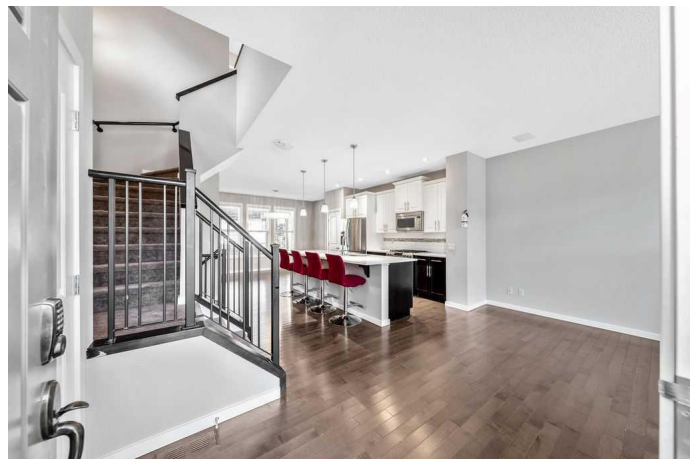
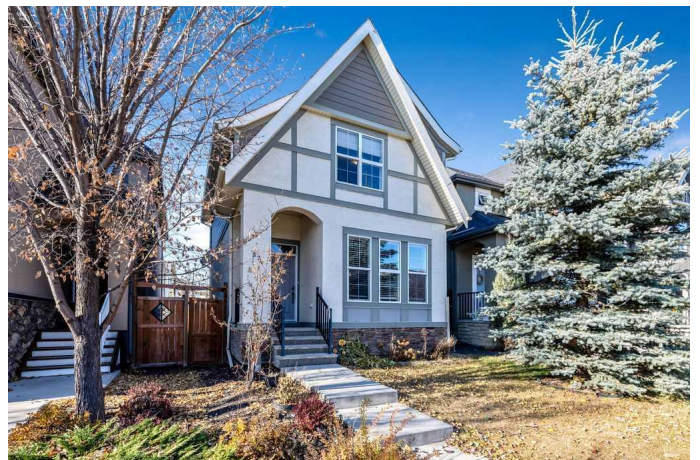
With open concept design, and an abundance of natural light, the main floor boasts a bright and welcoming floor plan, complete with cozy living room, comfortable dining, and centric kitchen featuring stunning stone counters, stainless steel appliances, and large island perfect for family gatherings or entertaining. Upstairs is host to two generous secondary bedrooms, a well-appointed main bath, and spacious primary suite; complete with both ensuite and walk in closet.

The fully finished lower level was carefully considered and completed, creating a warm and cozy environment with sizeable rec. room, additional bedroom, ample amounts of storage, and full 4 piece bath!

The private, west facing backyard is both fully fenced, and finished with an oversized double detached garage and plenty of room to relax or play.

Ideally located within walking distance to schools, and just minutes from Mahogany Lakeâ€™s beaches, parks, playgrounds, and more, including Mahogany Village Market, and Westman Village.

Welcome home! Welcome to the highly sought-after, award-winning, community of



Mahogany!

Built in 2013

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2268059    |
| Price          | \$649,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,352       |
| Acres          | 0.08        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 37 Marquis Common Se |
| Subdivision | Mahogany             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3M 1N8              |

### Amenities

|                |                                                                                  |
|----------------|----------------------------------------------------------------------------------|
| Amenities      | None                                                                             |
| Parking Spaces | 2                                                                                |
| Parking        | Alley Access, Double Garage Detached, Garage Door Opener, Oversized, See Remarks |
| # of Garages   | 2                                                                                |

### Interior

|                   |                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Stone Counters, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood                                                                                     |

|              |                                             |
|--------------|---------------------------------------------|
|              | Fan, Refrigerator, Washer, Window Coverings |
| Heating      | Forced Air, Natural Gas                     |
| Cooling      | None                                        |
| Has Basement | Yes                                         |
| Basement     | Full                                        |

## Exterior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Exterior Features | None                                                                                      |
| Lot Description   | Back Lane, Back Yard, Close to Clubhouse, Front Yard, Level, Rectangular Lot, See Remarks |
| Roof              | Asphalt Shingle                                                                           |
| Construction      | Stucco, Wood Frame                                                                        |
| Foundation        | Poured Concrete                                                                           |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 1st, 2025 |
| Days on Market | 16                 |
| Zoning         | R-G                |
| HOA Fees       | 582                |
| HOA Fees Freq. | ANN                |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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