

# \$639,900 - 146 Marquis Heights Se, Calgary

MLS® #A2233528

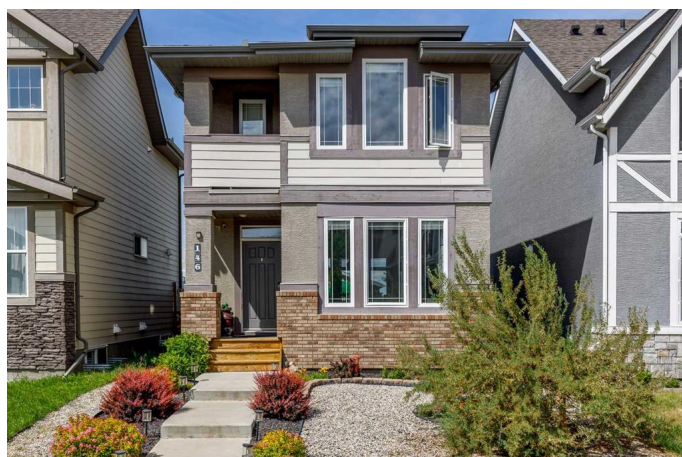
**\$639,900**

4 Bedroom, 4.00 Bathroom, 1,352 sqft

Residential on 0.07 Acres

Mahogany, Calgary, Alberta

Welcome to this beautifully maintained, fully finished home in the award-winning lake community of Mahogany—where lifestyle meets function and design. Built by Stepper Homes on a traditional sized lot and lovingly cared for by the original owner, this 4-bedroom, 3.5-bathroom home offers nearly 1,800 sq ft of developed living space and is loaded with thoughtful upgrades. The charming front living room features three large windows, a cozy TV nook with built-in shelving, and a bold orange feature wall that adds personality and warmth. The heart of the home is the central kitchen, finished with white cabinetry, granite countertops, black hardware, stainless steel appliances, subway tile backsplash, a unique brick wallpaper feature on the island, and three stylish pendant lights. There's also a separate pantry closet and a convenient mudroom with 2-piece bath at the rear entrance. The adjacent dining area is flooded with natural light from three more large windows and offers a perfect view of the fully landscaped backyard, complete with a stamped concrete patio, pergola-covered BBQ area, stone pathway, a small lawn, a double detached garage and even some space for the kids to play. Upstairs, the primary suite offers a peaceful retreat with a unique stepped ceiling, a walk-in closet with built-in organizer, a 4-piece ensuite, and access to your own private upper balcony. Two additional bedrooms, another full 4-piece bathroom, and open railing throughout the staircase provide a



sense of space and connectivity. The finished basement offers even more space to spread out, featuring durable laminate flooring, a central rec/media area, a cozy fourth bedroom, a 3-piece bathroom, and a bar nook under the stairsâ€”perfect for movie nights, home workouts, or guests. A separate laundry room with a barn-style door adds both function and flair. Best of all, this home is ideally located on the north side of Mahogany, offering quick and easy access in and out of the community, and walking distance to both schools, the main and west lake entrances, and the beautiful Mahogany Wetlands. With its functional layout, unique design touches, and unbeatable location, this is your chance to enjoy everything Mahogany has to offer. Donâ€™t miss outâ€”this move-in-ready home is a true gem!

Built in 2014

**Essential Information**

MLS® #	A2233528
Price	\$639,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,352
Acres	0.07
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	146 Marquis Heights Se
Subdivision	Mahogany

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2A8

### Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 24th, 2025
Days on Market	12
Zoning	R-G
HOA Fees	582
HOA Fees Freq.	ANN

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.