

# \$669,900 - 13 Marquis Place Se, Calgary

MLS® #A2270599

**\$669,900**

3 Bedroom, 3.00 Bathroom, 1,612 sqft

Residential on 0.08 Acres

Mahogany, Calgary, Alberta

13 Marquis Place SE â€” Four-Season Lake Living in Mahogany

Welcome to 13 Marquis Place SE, a charming family home perfectly positioned at the start of a quiet cul-de-sac in one of Calgaryâ€™s most celebrated lake communities. This residence blends modern comfort, community connection, and year-round recreation in a setting that truly captures the spirit of Mahogany. Step outside your front door and enjoy a short walk to Mahoganyâ€™s beautiful Nature Wetlands, both nearby schools, and exclusive resident access to Mahogany Lakeâ€”a true four-season playground. Spend summers swimming, paddleboarding, kayaking, and soaking up the sun on the beach, then embrace winter with skating, hockey, ice fishing, and cozy evenings by the community firepits during festive gatherings. Inside, the homeâ€™s bright, open-concept main floor is designed for modern family living, featuring seamless flow between the kitchen, dining, and living areasâ€”ideal for entertaining or relaxing nights at home. A front den just off the entryway offers flexible use as a home office, playroom, or quiet reading nook. Upstairs, discover three spacious bedrooms, including a HUGE primary suite with a five-piece ensuite bath, alongside a second four-piece bathroom. Matching finishes throughoutâ€”including maple cabinetry and quartz countertopsâ€”create a cohesive, elevated feel that blends style with everyday function. Outside, the west-facing pie-lot



backyard is landscaped and ready for your personal touch—perfect for enjoying long summer evenings or gathering with family and friends. The oversized double garage adds exceptional versatility for hobbyists, car enthusiasts, or additional storage, offering true year-round functionality. Life in Mahogany means more than just a beautiful home—it’s a lifestyle. Enjoy over 22 km of scenic pathways, the vibrant Beach Club, and quick access to Seton’s shopping, restaurants, YMCA, and the South Health Campus—all just minutes away. If you’ve been searching for the perfect balance of tranquility, community, and four-season fun, 13 Marquis Place SE delivers the very best of Mahogany living—where every day feels like a getaway.

Built in 2014

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2270599    |
| Price          | \$669,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,612       |
| Acres          | 0.08        |
| Year Built     | 2014        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 13 Marquis Place Se |
| Subdivision | Mahogany            |
| City        | Calgary             |

|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3M2A5  |

### Amenities

|                |                                                                                                                    |
|----------------|--------------------------------------------------------------------------------------------------------------------|
| Amenities      | Clubhouse, Park, Party Room, Picnic Area, Playground, Recreation Facilities, Beach Access, Boating, Racquet Courts |
| Parking Spaces | 2                                                                                                                  |
| Parking        | Double Garage Detached, Oversized, Alley Access                                                                    |
| # of Garages   | 2                                                                                                                  |

### Interior

|                   |                                                                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Tankless Hot Water, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Range, Refrigerator, Washer, Window Coverings                                     |
| Heating           | Forced Air                                                                                                                                                           |
| Cooling           | Central Air                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                  |
| Basement          | Full                                                                                                                                                                 |

### Exterior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Exterior Features | None                                                                                  |
| Lot Description   | Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Level, Pie Shaped Lot |
| Roof              | Asphalt Shingle                                                                       |
| Construction      | Cement Fiber Board, Stone, Wood Frame                                                 |
| Foundation        | Poured Concrete                                                                       |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 13th, 2025 |
| Days on Market | 7                   |
| Zoning         | R-G                 |
| HOA Fees       | 585                 |
| HOA Fees Freq. | ANN                 |

### Listing Details

|                |         |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

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