146 Marquis Common SE
Calgary, Alberta

MLS # A2274830

$649,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,651 sq.ft.	**Age:**	2013 (12 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	**Water:**	-
Floors:	Vinyl	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Chandelier, Kitchen Island, Open Floorplan, Stone Counters		

Inclusions: None

Step into lake community living with this beautifully designed two-storey home at 146 Marquis Common SE in Mahogany, offering 3 spacious bedrooms, 2.5 bathrooms, and over 1,651 sq. ft. of thoughtfully planned space. The main floor welcomes you with a bright south-facing living room and cozy fireplace, soaring 9-foot ceilings, and a chef-inspired kitchen with quartz countertops, oversized island, and built-in desk. Upstairs, you’ll find a bonus room perfect for family nights, along with a primary suite featuring a walk-in closet and 4-piece ensuite, completed by another two good-sized bedrooms. The unfinished basement provides endless potential for customization. The house comes with newly-built double garage . With charming curb appeal, a welcoming front porch, and access to Mahogany’s exclusive lake and beach club amenities, this home offers the perfect blend of modern comfort and recreational lifestyle. Located close to schools, playgrounds, shopping, and easy access to 52nd Street and Stoney Trail, this property is ideal for families, professionals, or investors seeking value in one of Calgary’s most desirable communities. Don’t miss your chance to own in Mahogany—book your private showing today and make 146 Marquis Common SE your new home!