

26 Marquis Common SE
Calgary, Alberta

MLS # A2214324



\$589,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,229 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Mixed	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, See Remarks, Stone Counters, Walk-In Closet(s)		

Inclusions: Shed

Discover incredible value in the heart of Mahogany with this charming detached home, perfectly positioned in one of Calgary's most sought-after lake communities. Offering 3 bedrooms and 1.5 bathrooms, this thoughtfully designed home combines comfort, function, and lifestyle. The main floor welcomes you with a bright, open layout featuring a spacious living area, a modern kitchen with sleek cabinetry, a huge walk-in pantry, and a cozy dining nook—perfect for both entertaining and everyday living. You'll also appreciate the added comfort of central air conditioning, keeping the home cool on warm summer days. Upstairs, you'll find three generous bedrooms, including a spacious primary retreat complete with a large walk-in closet and plenty of natural light. The backyard is fully fenced and features a beautiful deck—ideal for summer BBQs, relaxing evenings, and letting kids or pets play freely. A concrete parking pad and paved back alley at the rear provides off-street parking and potential for a future garage. Located within walking distance to both the public and Catholic schools and just steps to Mahogany's pathways, lake access, and vibrant amenities, this is your chance to enjoy year-round lake living at an unbeatable price.