

\$949,900 - 49 Marquis Grove Se, Calgary

MLS® #A2259116

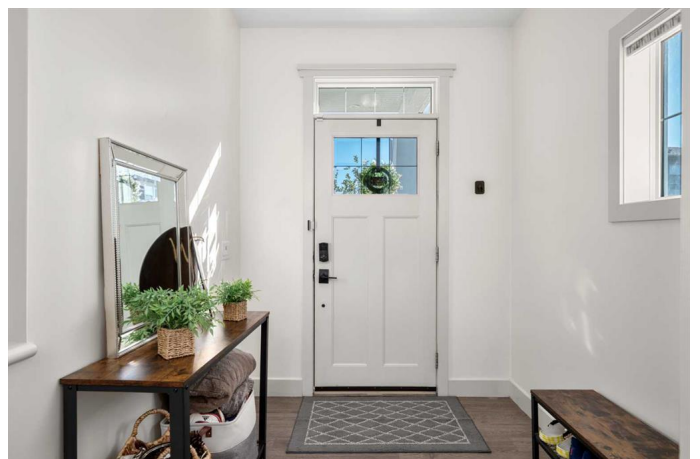
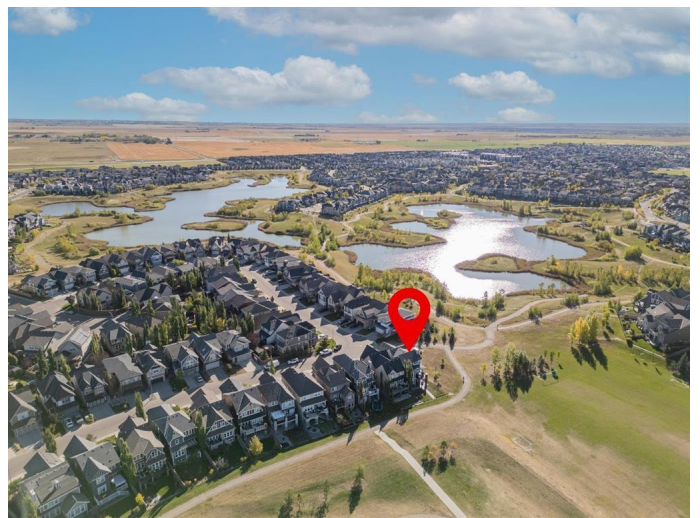
\$949,900

5 Bedroom, 4.00 Bathroom, 2,321 sqft

Residential on 0.10 Acres

Mahogany, Calgary, Alberta

HUGE PRICE REDUCTION!!! INCREDIBLE VALUE!!! Take advantage of the rare opportunity to own a gorgeous family home on a corner lot in the award-winning lake community of Mahogany! This large two-story home is directly adjacent to Mahogany's scenic naturalized wetlands, green space, and the local park/school. This makes this home the perfect place for your kids to run off some energy at the school fields behind the home, and then have a peaceful evening walk around the wetlands and enjoy the many species of birds and small animals that live there! The 5 bedroom, 3.5 bathroom layout of this home can easily accommodate large families - even featuring a second laundry room, a 3 piece bathroom, and a kitchen in the walkout basement - perfect for multi-generational living, or for use as an illegal suite. Step inside this beautiful home to discover an open-concept main floor flooded with natural light. Here, quartz countertops, stainless-steel appliances and a generous centre island create the perfect hub for both everyday meals and entertaining. The main living room of the home features a gas fireplace and large windows overlooking the green space behind the home. A refined dining area sits directly adjacent to the living room and kitchen, with plenty of room for a large table, and allows direct access onto your west facing back deck. A walk-through pantry, a large mud room, and a 2-piece bathroom complete the main floor of the home. Upstairs, the primary suite is a



private retreat complete with a large spa-style ensuite—featuring dual vanities, a large shower, a luxurious soaking tub—and an expansive walk-through closet, which is conveniently located directly next to your laundry room! Three additional good-sized bedrooms and a full 4 piece bathroom upstairs make this home the perfect hub for your family! The fully finished walk-out basement elevates multigenerational living with its own full kitchen, eating bar, and a spacious family room that opens onto a covered stamped concrete patio. Whether you need private quarters for in-laws or a comfortable illegal guest suite, this versatile lower level delivers. This home includes lake access, and is situated just steps from gorgeous walking paths, a conservation area, parks, and schools, this stylish home blends sophisticated living with community convenience. Don’t miss the opportunity to make it yours—contact us today to schedule a showing!

Built in 2013

Essential Information

MLS® #	A2259116
Price	\$949,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,321
Acres	0.10
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	49 Marquis Grove Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1M5

Amenities

Amenities	Beach Access, Dog Park, Playground, Park, Party Room
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated Garage, Driveway
# of Garages	2

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Double Vanity, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s), Breakfast Bar, Soaking Tub
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Tankless Water Heater, Washer, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Back Yard, Backs on to Park/Green Space, Corner Lot, Landscaped, No Neighbours Behind, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 23rd, 2025
Days on Market	37
Zoning	R-G

HOA Fees	599
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
----------------	--------------

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.