

# \$649,900 - 45 Marquis Place Se, Calgary

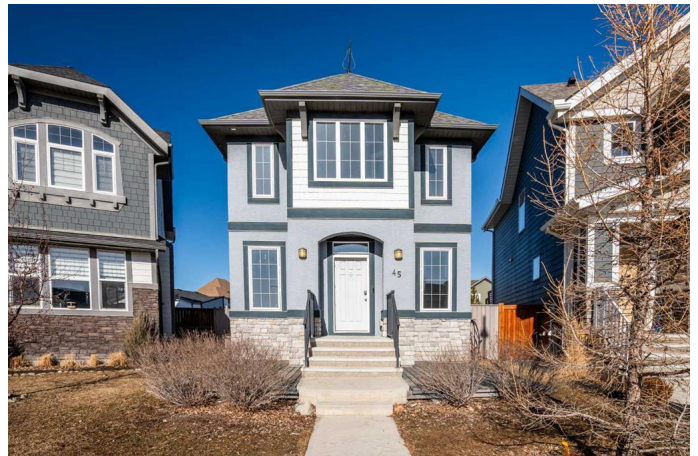
MLS® #A2106932

**\$649,900**

3 Bedroom, 4.00 Bathroom, 1,595 sqft  
Residential on 0.10 Acres

Mahogany, Calgary, Alberta

Welcome to 45 Marquis Place SE—a delightful place for family living nestled at the end of a tranquil cul-de-sac, with a prime location that places schools within a leisurely stroll to ease your mornings and delight your days. Your children can revel in the joy of a quiet street, making friends with neighbours as they play, while you relax on one of two good size front front decks which are encircled by flowering shrubs. The essence of this home is its open floor plan, a contemporary space where the seamless transition between living, dining, and kitchen areas creates a warm environment for both entertaining and daily life. A cozy den awaits just off the entryway, offering a flexible area ideal for a home office, a serene reading spot, or a music room. The second floor is a dream come true and provides privacy and comfort, featuring three good-sized bedrooms, each with its own ensuite!—a luxury that promises to keep fighting at a minimum and personal space for every family member. The northwestern backyard is your private escape, boasting a large deck, a charming pergola, and a generous pie-shaped yard with a fire pit that's perfect for relaxation and entertainment. Car enthusiasts and hobbyists will find a special sanctuary in the oversized double garage—insulated and heated, it presents a versatile space for year-round projects, storage, and more. With the perfect locations that is walking distance to schools, parks and the pathway system, this Mahogany home



offers the perfect blend of peaceful living and convenience, ideal for families looking for a harmonious indoor-outdoor lifestyle and a place to create treasured memories. Don't let this dream home pass you by—schedule your viewing today and step into a future filled with promise.

Built in 2014

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2106932    |
| Price          | \$649,900   |
| Sold Price     | \$644,900   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,595       |
| Acres          | 0.10        |
| Year Built     | 2014        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 45 Marquis Place Se |
| Subdivision | Mahogany            |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3M 2A5             |

**Amenities**

|                |                                                                                                                  |
|----------------|------------------------------------------------------------------------------------------------------------------|
| Amenities      | Beach Access, Clubhouse                                                                                          |
| Parking Spaces | 2                                                                                                                |
| Parking        | Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated Garage, Insulated, Oversized |

## Interior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Quartz Counters, Vinyl Windows, Wired for Sound                |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Washer/Dryer, Water Softener, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                        |
| Cooling           | None                                                                                           |
| Has Basement      | Yes                                                                                            |
| Basement          | Full, Unfinished                                                                               |

## Exterior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Exterior Features | BBQ gas line, Fire Pit, Private Yard                  |
| Lot Description   | Back Lane, Cul-De-Sac, Level, Pie Shaped Lot, Private |
| Roof              | Asphalt Shingle                                       |
| Construction      | Stone, Stucco, Wood Frame                             |
| Foundation        | Poured Concrete                                       |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 26th, 2024 |
| Date Sold      | March 5th, 2024     |
| Days on Market | 8                   |
| Zoning         | R-1N                |
| HOA Fees       | 586.32              |
| HOA Fees Freq. | ANN                 |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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.