

# \$640,900 - 62 Marquis Common Se, Calgary

MLS® #A2165877

**\$640,900**

3 Bedroom, 3.00 Bathroom, 1,648 sqft

Residential on 0.08 Acres

Mahogany, Calgary, Alberta

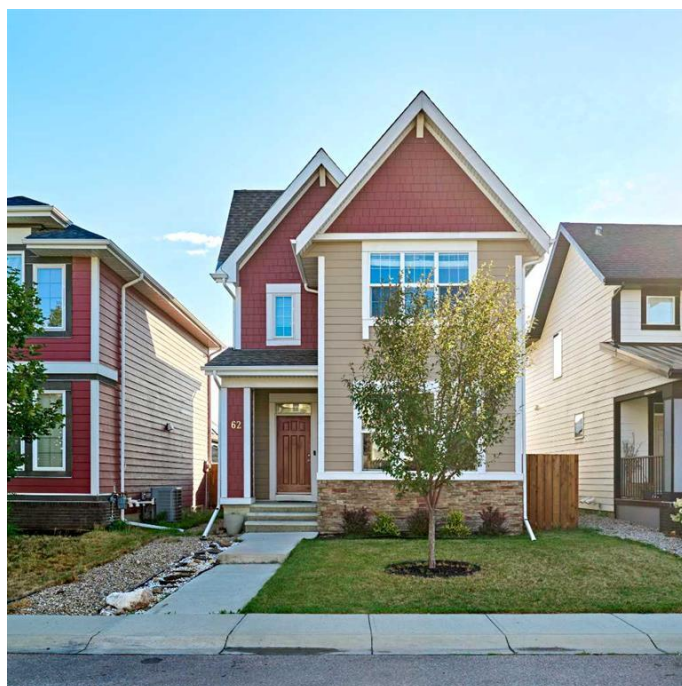
Welcome to this wonderful property situated in the sought-after community of Mahogany! Find your new home in this building, boasting over 1600 sq ft of living space. Step inside to be greeted by a nice layout and a main floor full of large windows that let in plenty of natural light. Next, head into the spacious living room, a perfect place for some family time or relaxation, adjacent to which is a dining nook. Enjoy the bright, open concept kitchen featuring plenty of natural light, granite tabletops, a kitchen island and countless cabinets and cupboards. Just before Heading upstairs, you will find a little room that you will make it a reading den, or home office. Upstairs features a large master bedroom with an en-suite and walk-in closet, as well as 2 more bedrooms located just across the hall. The second floor also includes a laundry room and a bathroom, both with tiled floors. Head down to the basement, which features a third bedroom, another conveniently located bathroom, a foyer, and plenty of space which can be customized for your needs! This property is situated in an ideal location, being only a few minutes away from multiple schools and a beautiful community lakeside beach for you to enjoy. Book your showing today!

Built in 2014

## Essential Information

MLS® #

A2165877



Price	\$640,900
Sold Price	\$625,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,648
Acres	0.08
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

### Community Information

Address	62 Marquis Common Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1N7

### Amenities

Amenities	Beach Access, Playground, Park
Parking Spaces	2
Parking	Double Garage Detached

### Interior

Interior Features	Built-in Features, Chandelier, Kitchen Island, Granite Counters
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Microwave Hood Fan, See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Garden, Private Entrance
Lot Description	Landscaped, Square Shaped Lot

Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Compos
Foundation	Poured Concrete



**Additional Information**

Date Listed	September 14th, 2024
Date Sold	October 30th, 2024
Days on Market	46
Zoning	R-1N
HOA Fees	570.03
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	CIR Realty
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