

# \$679,000 - 413 Marquis Heights Se, Calgary

MLS® #A2204434

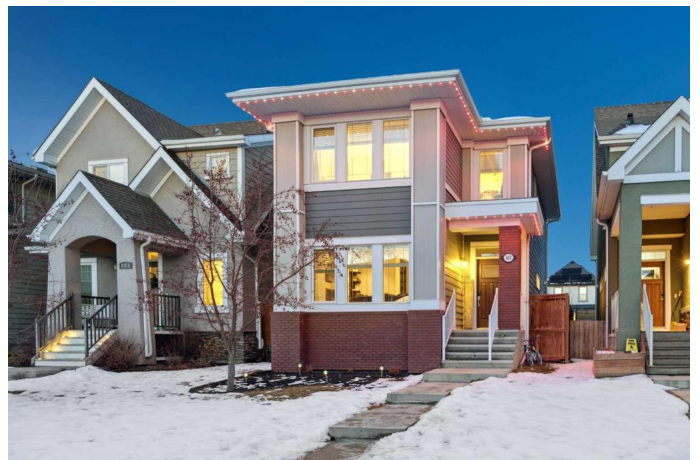
**\$679,000**

4 Bedroom, 4.00 Bathroom, 1,587 sqft

Residential on 0.07 Acres

Mahogany, Calgary, Alberta

OPEN HOUSE, SUNDAY APRIL 13 FROM 2PM TO 5PM! Mahogany at some of its finest!! Located on one of the community's best streets - FAMILY FRIENDLY AND EXCELLENT LOCATION FOR SCHOOLS AND AMENITIES - this home's charms begins with the charming and proud brick front aspect. You are greeted with both warmth and pride. This community favourite floorplan starts with a good size vestibule that accommodates your daily needs and offers a great space to welcome company. The open concept floor plan is anchored with a front living room featuring a custom mantle and gas fireplace, a generous space, it leads you to a very useful flex room that would make for a great home office, kid's study area or kid's play area. It could also be a comfortable and secure hangout for fido while you are away at work. The dining room can accommodate all of your family gatherings and the kitchen features stylish countertops, oversized cabinets, stainless steel appliances. Completed nicely with a pantry and sink with a window overlooking the backyard. A discrete powder room and mud room complete the floor. Upstairs, you will find a generous primary bedroom with a walk-in closet and ensuite. An ideal size for relaxation in this charming home. The two secondary bedrooms are perfect for the little ones and a large laundry room and full bathroom complete the floor. The fully finished basement is complete with a rec room / media room, large 4th bedroom and full



bathroom. Lots of storage to boot. Lastly, enjoy your wonderful deck, yard space and double garage.

Built in 2014

### Essential Information

MLS® #	A2204434
Price	\$679,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,587
Acres	0.07
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	413 Marquis Heights Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2A8

### Amenities

Amenities	Beach Access, Recreation Facilities
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	High Ceilings, No Smoking Home, Quartz Counters, See Remarks, Storage
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s),

	Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Back Lane, Back Yard, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	March 21st, 2025
Days on Market	32
Zoning	R-G
HOA Fees	570
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.