

# \$685,000 - 460 Marquis Heights Se, Calgary

MLS® #A2213516

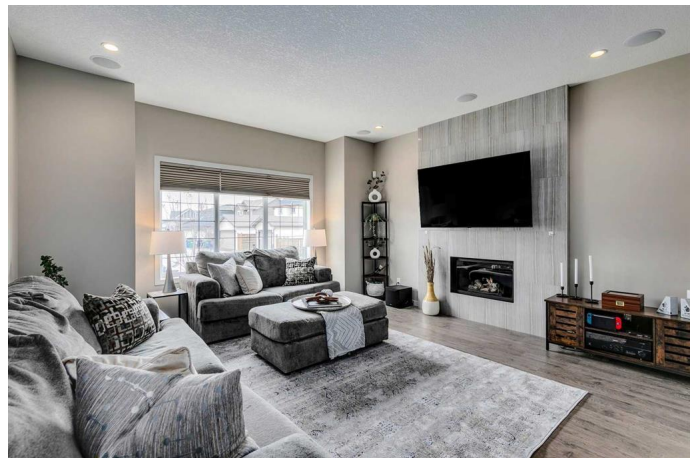
**\$685,000**

4 Bedroom, 4.00 Bathroom, 1,840 sqft

Residential on 0.09 Acres

Mahogany, Calgary, Alberta

CORNER LOT | FULLY FINISHED LOWER LEVEL | OVERSIZED DOUBLE GARAGE | LAKE COMMUNITY LIVING | Welcome to 460 Marquis Heights – a beautifully upgraded corner-lot home in Calgary’s premier lake community of Mahogany. Offering over 2,700 sq ft of thoughtfully designed living space, this home delivers more of what matters: comfort, style, and location. Inside the living room is warm and inviting with a modern tile GAS FIREPLACE – perfect for relaxing or entertaining. The chef-inspired kitchen boasts GRANITE and QUARTZ COUNTERTOPS, an oversized ISLAND WITH SEATING FOR FOUR, tons of cabinet space, SOFT-CLOSE DRAWERS, and stainless steel appliances. The BRIGHT and spacious DINING AREA flows onto a private SIDE DECK, ideal for summer BBQs or morning coffee. Upstairs, retreat to your PRIMARY SUITE, complete with a SPA-INSPIRED ENSUITE and a generous WALK-IN CLOSET. Two additional bedrooms, a stylish full bathroom, and a CONVENIENT UPPER LAUNDRY ROOM complete this level. The FULLY FINISHED LOWER LEVEL adds even more space with a media room, HOME OFFICE or GYM NOOK, 4th bedroom, and a full bath – ideal for family, work-from-home, or entertaining. BONUS: AIR CONDITIONING. Enjoy the outdoors with a landscaped SW FACING backyard, featuring a DECK, and a fully fenced lot. The OVERSIZED DOUBLE GARAGE offers plenty of room for vehicles, tools, and toys. STEPS



TO MAHOGANY WETLANDS, LAKE, and EXCLUSIVE BEACH CLUB. Located in one of Calgary’s most sought-after lake communities, this home is just minutes from parks, pathways, and year-round recreational amenities. Whether you're relaxing at the beach, paddling on the lake, or enjoying the natural wetlands, Mahogany offers a lifestyle like no other. VIEW 3D TOUR!

Built in 2014

**Essential Information**

MLS® #	A2213516
Price	\$685,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,840
Acres	0.09
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	460 Marquis Heights Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1V1

**Amenities**

Amenities	Beach Access, Park, Boating, Clubhouse, Recreation Facilities
Parking Spaces	2
Parking	Double Garage Detached

# of Garages 2

## Interior

Interior Features Breakfast Bar, Central Vacuum

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Garburator, Humidifier

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features None

Lot Description Back Lane, Corner Lot

Roof Asphalt Shingle

Construction Brick, Stucco, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed April 26th, 2025

Zoning R-G

HOA Fees 550

HOA Fees Freq. ANN

## Listing Details

Listing Office RE/MAX First

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