

# \$615,000 - 280 Marquis Heights Se, Calgary

MLS® #A2235970

**\$615,000**

3 Bedroom, 3.00 Bathroom, 1,353 sqft

Residential on 0.07 Acres

Mahogany, Calgary, Alberta

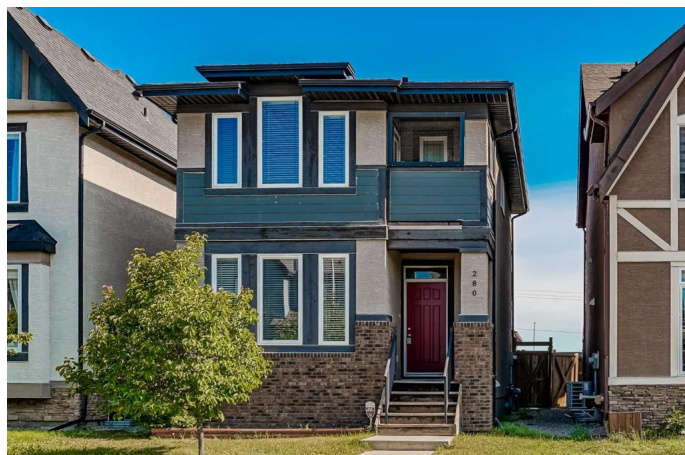
This classically designed home presents an inviting open floor plan, featuring elegant hardwood flooring throughout the main level. The welcoming living room, positioned at the front of the home, is bathed in natural light from abundant windows at both the front and rear. The heart of the home is a superb kitchen, equipped with ample cabinetry, a generously sized island, and pristine quartz countertops, complemented by a comfortable eating area. The private backyard offers a delightful deck and a convenient double detached garage. Upstairs, three well-proportioned bedrooms await, including a primary suite complete with a walk-in closet and a refined 3-piece ensuite featuring tasteful tile flooring. It also has a private balcony to enjoy. A well-appointed 4-piece bath serves the additional bedrooms. The undeveloped basement provides a blank canvas for future customization, with laundry facilities already in place. The home comes with Central Air to keep you cool in the summer months. Situated within a highly desirable lake community, residents will enjoy access to extensive shopping, diverse restaurants, excellent schools, and effortless connectivity to Stoney Trail.

Built in 2014

## Essential Information

MLS® #

A2235970



Price	\$615,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,353
Acres	0.07
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	280 Marquis Heights Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1Z9

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Kitchen Island, No Smoking Home, Quartz Counters
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Back Yard, Landscaped, No Neighbours Behind

Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 9th, 2025
Days on Market	3
Zoning	R-G
HOA Fees	582
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	eXp Realty
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