

# \$585,000 - 95 Marquis Green Se, Calgary

MLS® #A2242947

**\$585,000**

3 Bedroom, 3.00 Bathroom, 1,292 sqft  
Residential on 0.07 Acres

Mahogany, Calgary, Alberta

Welcome to your beautifully maintained oasis in Calgary's largest lake community of Mahogany—where lifestyle meets exceptional value.

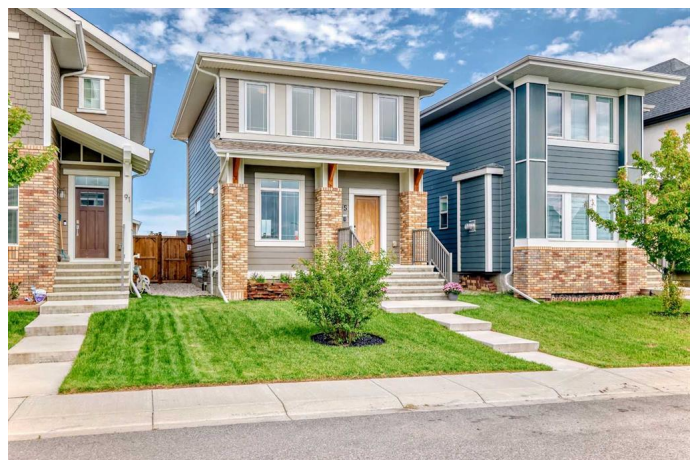
Step inside to a bright, open-concept main floor designed for modern living and built by Hopewell. With elegant quartz countertops, 9-foot ceilings, and a layout that flows effortlessly. This home is perfect for both everyday comfort and entertaining guests.

Upstairs, you™ll find three spacious bedrooms, including a serene primary suite with a private ensuite—your perfect place to unwind.

Situated on a traditional lot with no rear neighbors, enjoy added privacy and extra space rarely found in this price range. The low-maintenance backyard offers room to relax, entertain, and even park a mid-size trailer, with space for two additional vehicles.

Walk to top-rated schools, scenic parks, shops, restaurants, and more—all just minutes from your front door. Plus, easy access to Stoney Trail and you're only 9 minutes from South Health Campus.

Whether you're a young family, first-time buyer, or savvy investor, this home checks all the boxes in one of Calgary™s most sought-after neighborhoods.



Don't miss your chance to own a slice of Mahogany—book your showing today!

Built in 2015

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2242947    |
| Price          | \$585,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,292       |
| Acres          | 0.07        |
| Year Built     | 2015        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 95 Marquis Green Se |
| Subdivision | Mahogany            |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3M 1X8             |

### Amenities

|                |                                                              |
|----------------|--------------------------------------------------------------|
| Amenities      | Beach Access, Other, Playground, Park, Recreation Facilities |
| Parking Spaces | 3                                                            |
| Parking        | Off Street, Parking Pad                                      |

### Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters     |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator |
| Heating           | Forced Air, Natural Gas                                             |
| Cooling           | None                                                                |

|              |                  |
|--------------|------------------|
| Has Basement | Yes              |
| Basement     | Full, Unfinished |

## Exterior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Exterior Features | Private Entrance                                                                        |
| Lot Description   | Back Lane, Landscaped, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot |
| Roof              | Asphalt                                                                                 |
| Construction      | Brick, Vinyl Siding, Wood Frame                                                         |
| Foundation        | Poured Concrete                                                                         |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 16               |
| Zoning         | R-G              |
| HOA Fees       | 582              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | MaxWell Canyon Creek |
|----------------|----------------------|

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