



THE
A-TEAM

**RE/MAX
FIRST**

146 MARQUIS Common, Calgary T3M 1N7

MLS® #: **A2118828**

Area: **Mahogany**

Listing Date: **03/30/24**

List Price: **\$619,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2013**

Lot Information

Lot Sz Ar: **3,498 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,681**
Low Sqft:
Ttl Sqft: **1,681**

DOM

50

Layout

Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Back Lane,Lawn,No Neighbours Behind,Standard Shaped Lot**
Park Feat: **Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Playground**

Construction: **Wood Frame**
Flooring: **Carpet,Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **No Animal Home,No Smoking Home,Stone Counters**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Upper	13`8" x 11`11"	Bedroom	Upper	10`2" x 8`8"
4pc Bathroom	Upper		Dining Room	Main	14`1" x 8`11"
Living Room	Main	13`8" x 12`10"	Kitchen	Main	11`4" x 9`2"
Bonus Room	Upper	11`8" x 10`5"	Bedroom	Upper	10`5" x 8`11"
4pc Ensuite bath	Upper	0`0" x 0`0"	2pc Bathroom	Main	
Legal/Tax/Financial					

Title:	Zoning:
Fee Simple	R-1N
Legal Desc:	1211519

Remarks	
Pub Rmks:	<p>Situated on a peaceful street, located in the sought-after lake community of Mahogany. This 1681-square-foot, two-storey home boasts a convenient location within walking distance to playgrounds, schools, and pathways, with shopping nearby and easy access to 52nd Street and the ring road. Upon arrival, you'll be greeted by a charming front porch leading into a spacious south-facing living room with a fireplace. The oversized kitchen features a built-in desk and quartz countertops, complemented by 9-foot ceilings on the main level. Upstairs, you'll find three bedrooms plus a bonus room, including a sunny master bedroom with a walk-in closet and a full 4-piece ensuite bath. The basement remains unfinished, offering potential for customization, while outside, there's a garage parking pad at the rear. Ideal for a growing family, this delightful home also provides access to the beach and lake for summertime enjoyment. Contact your realtor today to inquire about the price and schedule a viewing.</p>
Inclusions:	N/A
Property Listed By:	BluePoint Realtors

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





