

# \$624,900 - 242 Marquis Court Se, Calgary

MLS® #A2236037

**\$624,900**

4 Bedroom, 4.00 Bathroom, 1,277 sqft  
Residential on 0.08 Acres

Mahogany, Calgary, Alberta

Looking to live in a Lake Community? This is your opportunity - MAHOGANY LAKE and under \$625K! This modern home is situated in a cozy cul-de-sac & is family-friendly. Plus! A "CHEFS" kitchen with UPGRADED Stainless Steel appliances (gas cooktop), pantry, plenty of cupboard space, upgraded quartz counter-tops with subway back-splash tiles, full height cabinets & peninsula island with a flush eating bar and under-mount stainless steel sink. The living and dining room, foyer, mud room, and 2-piece bath complete the main floor. Upstairs features a spacious primary bedroom with a closet and a 4-piece en-suite, two additional bedrooms, and another full bathroom. The oversized, fenced private yard features an upper wood patio and includes an oversized double detached garage. The front covered entry with brick column details completes this home and offers the perfect space to relax and enjoy watching the kids! Upgrades include: plumbing and light fixtures, fully finished basement with an extra bedroom, bathroom, and secondary family room, 9' main floor ceilings, fridge with/ ice maker & HARDI BOARD EXT. Don't miss this chance to live in Mahogany, located only a few minutes away from schools, shopping, pathways, parks, tot lots, water preserves, and natural areas, with the main beach house featuring a sandy beach. Call your friendly REALTOR(R) today to book your viewing!



## 242 MARQUIS COURT SE

RECA MEASUREMENT STANDARD - CALGARY AB

MAIN LEVEL (AG) - 638.50 Sq.Ft. / 59.32 m<sup>2</sup>

UPPER LEVEL (AG) - 638.50 Sq.Ft. / 59.31 m<sup>2</sup>

TOTAL ABOVE GRADE RMS SIZE - 1277.00 Sq.Ft. / 118.63 m<sup>2</sup>

BASEMENT DEVELOPED AREA (BG) - 456.20 Sq.Ft. / 42.38 m<sup>2</sup>

TOTAL AB/BG RMS SIZE - 1733.20 Sq.Ft. / 161.01 m<sup>2</sup>



Built in 2016

## Essential Information

MLS® #	A2236037
Price	\$624,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,277
Acres	0.08
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	242 Marquis Court Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1Y1

## Amenities

Amenities	Beach Access, Clubhouse, Party Room, Playground, Racquet Courts, Recreation Room
Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Insulated, On Street
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Chandelier, Closet Organizers, High Ceilings, Open Floorplan, Pantry, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s), Stone Counters
Appliances	Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Family Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Covered Courtyard, Light Barrel/Cistern(s)
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Lot Description	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Garden, Interior Lot, Landscaped, Level, Private, Rectangular Lot, Street Lighting, Yard Lights, Fruit Trees/Shrub(s)
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Roof	Asphalt Shingle
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Construction	Brick, Composite Siding, Wood Frame, Wood Siding, Masonite
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Foundation	Poured Concrete
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## Additional Information

Date Listed	July 1st, 2025
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Days on Market	4
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Zoning	R-G
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HOA Fees	582
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HOA Fees Freq.	ANN
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## Listing Details

Listing Office	Jayman Realty Inc.
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