



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
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ASSOCIATE

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195 Marquis Common SE
Calgary, Alberta

MLS # A2260526



\$715,000

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		
Inclusions:	Window Coverings where present		

Welcome to your new home in the Marquis section of Mahogany! This north-facing , about 7° NW, lane home sits just one lot away from the corner—giving you the convenience and open feel of a corner lot without the added upkeep. Right across from a beautiful park and with a sunny south backyard, it’s perfectly positioned for everyday living. You’ll also love the quick access in and out of the community from 52nd Street SE. Upgrades include durable composite siding, a welcoming front porch, and a cozy main floor fireplace that makes the living space feel warm and inviting. The backyard is fully landscaped with attractive limestone and features a double detached garage (built in 2017), offering plenty of space for parking and storage. And, brand new carpets and interior paint. Inside, the main floor has a bright open layout with a modern kitchen, stainless steel appliances, and lots of natural light. Upstairs are three comfortable bedrooms, including a primary suite with a private ensuite. Plus, living in Mahogany means walking paths, playgrounds, wetlands, and full lake access with beaches, swimming, skating, and year-round activities right at your doorstep. Plus, schools are within close walking distance, making it easy for families with children. A fantastic choice for first-time buyers, young families, upsizing, downsizing or anyone looking to enjoy the best of lake community living.