

\$899,999 - 178 Marquis Point Se, Calgary

MLS® #A2204357

\$899,999

4 Bedroom, 4.00 Bathroom, 2,094 sqft
Residential on 0.09 Acres

Mahogany, Calgary, Alberta

Nestled in a quiet cul-de-sac and bordering the picturesque Wetlands of Mahogany, this highly upgraded 4-bedroom, 4-bathroom home offers a perfect blend of tranquility and modern living. The main floor showcases beautiful hardwood flooring, soaring 9-foot ceilings, and an abundance of natural light, creating an inviting and spacious atmosphere. The large kitchen is a chef's dream, featuring quartz countertops, ample cupboard space and a walk-through pantry. Add the dedicated coffee bar for ideal morning routines or entertaining guests. The fantastic dining area and expansive living room with a cozy gas fireplace complete this level, providing the perfect spaces for family gatherings and special occasions. Upstairs, the oversized primary bedroom is a true retreat, boasting a luxurious 5-piece ensuite with a separate shower, soaker tub, and a generous walk-in closet. The upper level is thoughtfully designed with a bonus room, perfect for movie nights or a family hangout, along with two other large bedrooms and convenient upstairs laundry. The fully finished basement offers even more space for your family, featuring an additional bedroom, a 4-piece bathroom, and a recreation room—an ideal play area for kids or a versatile space for your family's needs. This stunning home perfectly combines style, comfort, and functionality in Mahogany, one of Calgary's most desirable neighborhoods.



Built in 2012

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2204357 |
| Price | \$899,999 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,094 |
| Acres | 0.09 |
| Year Built | 2012 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 178 Marquis Point Se |
| Subdivision | Mahogany |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3M 1M7 |

Amenities

| | |
|----------------|--|
| Amenities | Beach Access, Other, Recreation Facilities |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer, Water Softener |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |

| | |
|-----------------|----------------|
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | BBQ gas line, Other |
| Lot Description | Back Yard, Cul-De-Sac, See Remarks, Other, Wetlands |
| Roof | Asphalt Shingle |
| Construction | Composite Siding, Concrete, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 21st, 2025 |
| Days on Market | 21 |
| Zoning | R-G |
| HOA Fees | 570 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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