

\$659,500 - 78 Marquis Heights Se, Calgary

MLS® #A2268771

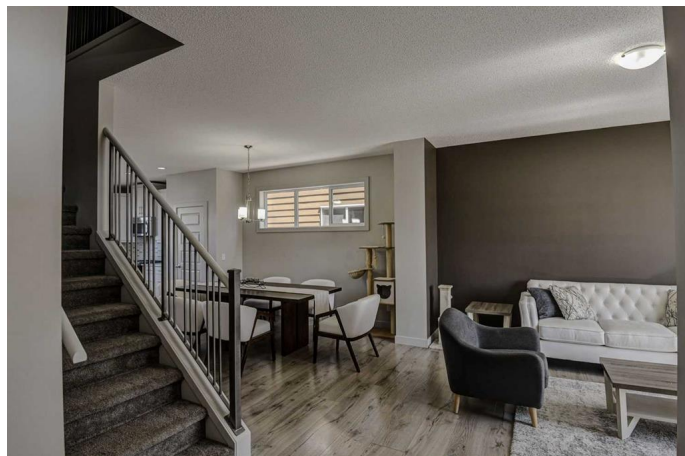
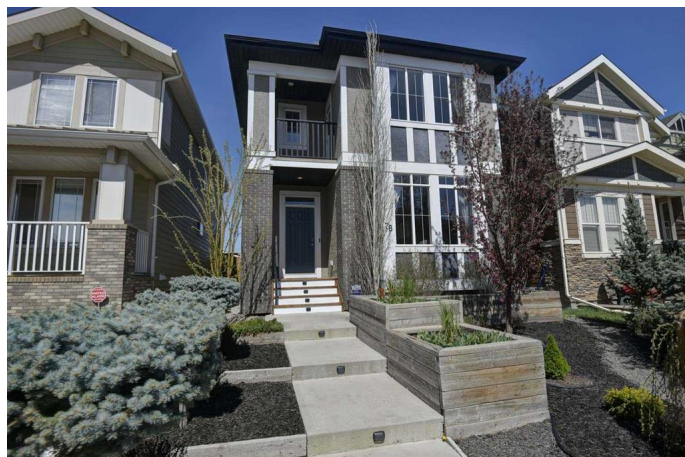
\$659,500

3 Bedroom, 4.00 Bathroom, 1,658 sqft

Residential on 0.08 Acres

Mahogany, Calgary, Alberta

Built by Stepper Custom Homes, this beauty is better than new, in Showhome condition! This spacious property, located 1 block from the Mahogany wetlands and walking distance to the lake and great schools. Inside, you'll enjoy 3 BIG bedrooms, 2 BIG great rooms, BIG spaces for smart storage, Tall windows for tons of natural light, a spacious laundry room and in the backyard is a New Deck & solid Double garage (24'x24' insulated and fully finished!). You'll enjoy compliments from guests on the beauty of your new home and meticulously planned and maintained front yard. Practical upgrades on the main floor of this home include: dedicated office / homework room, oversized pantry with solid wood shelves, mudroom with built-in floor-to-ceiling lockers and an open-concept transition to the fully developed basement. Functional and luxurious upgrades on the second floor include: solid wood built-in storage in the laundry room, a master bedroom balcony, floor-to-ceiling tiled shower with spa-quality 10mm glass, Soaker tub, Custom double vanity and an over-sized walk-in closet. The foodie in your life will LOVE the NG oven/stove and NG hook-up outside for your BBQ! The outdoorsy one in the family will enjoy pathway access only 1 block away, which links directly to the City of Calgary pathway network AND thru the wetlands to the Mahogany Beach House where there's outdoor skating, tennis, water sports and a variety of playgrounds. The NEW school only a



few minutes walk away! Located on a quiet street and a far distance from any major roads, this home feels like a sanctuary. Thoughtfully designed and affectionately cared for, youâ€™ll LOVE calling this property home, Call today for a showing.

Built in 2015

Essential Information

MLS® #	A2268771
Price	\$659,500
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,658
Acres	0.08
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	78 Marquis Heights Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2A8

Amenities

Amenities	Beach Access, Clubhouse, Park, Playground, Recreation Facilities, Boating
Parking Spaces	2
Parking	Alley Access, Double Garage Detached
# of Garages	2

Interior

Interior Features	Built-in Features, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s), Wired for Data, Recreation Facilities
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Central, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Balcony, Garden, Private Yard
Lot Description	Back Yard, Front Yard, Garden, Landscaped, Low Maintenance Landscape
Roof	Asphalt
Construction	See Remarks
Foundation	Poured Concrete

Additional Information

Date Listed	November 4th, 2025
Days on Market	16
Zoning	R-G
HOA Fees	505
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Solutions
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.