

# \$689,900 - 13 Marquis Link Se, Calgary

MLS® #A2254050

**\$689,900**

3 Bedroom, 4.00 Bathroom, 1,578 sqft

Residential on 0.08 Acres

Mahogany, Calgary, Alberta

This is the one youâ€™ve been waiting for! Step into this stunning 2-storey, 3 bedroom, 3.5 bathroom home that checks every box. With a west-facing backyard and huge deck, evenings will be filled with sunshine, BBQs, and relaxing sunsets. Plus, the oversized detached double garage gives you all the space you need for vehicles, toys, or a workshop. Inside, youâ€™ll love the brand new laminate floors and peace of mind from a new furnace. The chefâ€™s kitchen shines with granite countertops, stainless steel appliances, pantry, and endless cupboard space. Entertain with ease around the cozy 2-sided fireplace that connects your dining and living spaces.

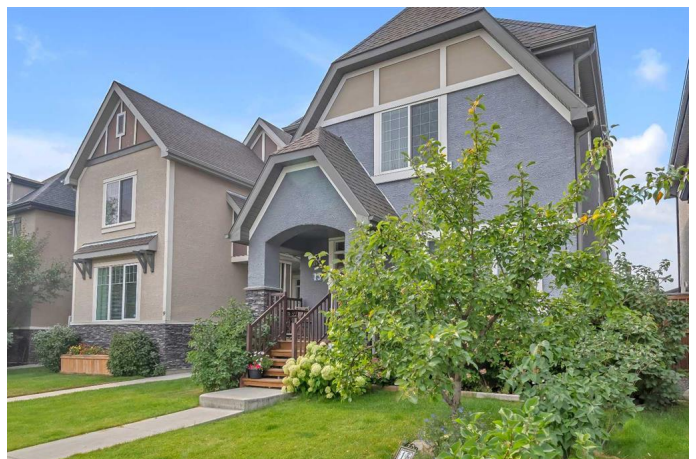
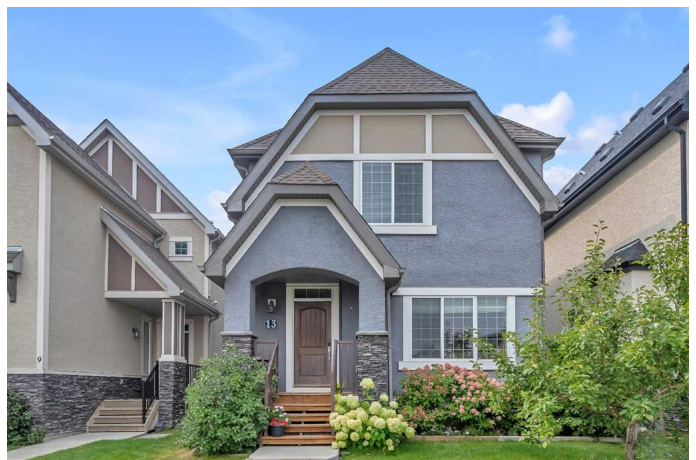
Need room to spread out? The finished basement is a dream, complete with a huge den/office, TV room, playroom, and full bathroomâ€”perfect for kids, guests, or movie nights. Upstairs, retreat to the large primary suite with walk-in closet and ensuite. Two more bedrooms, a full bathroom, and the convenience of upstairs laundry make this floor ideal for family living. With its thoughtful updates, versatile living spaces, and unbeatable backyard, this home has it allâ€”move-in ready and waiting for you!

Built in 2013

## Essential Information

MLS® #

A2254050



|                |             |
|----------------|-------------|
| Price          | \$689,900   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,578       |
| Acres          | 0.08        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 13 Marquis Link Se |
| Subdivision | Mahogany           |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3M 1Z5            |

### Amenities

|                |                                 |
|----------------|---------------------------------|
| Amenities      | Beach Access, Other, Playground |
| Parking Spaces | 2                               |
| Parking        | Double Garage Detached          |
| # of Garages   | 2                               |

### Interior

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, See Remarks, Soaking Tub, Storage, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Washer, Stove(s)                                                      |
| Heating           | Forced Air                                                                                                                      |
| Cooling           | Central Air                                                                                                                     |
| Fireplace         | Yes                                                                                                                             |
| # of Fireplaces   | 1                                                                                                                               |
| Fireplaces        | Gas                                                                                                                             |
| Has Basement      | Yes                                                                                                                             |
| Basement          | Finished, Full                                                                                                                  |

**Exterior**

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | Other                                                   |
| Lot Description   | Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle                                         |
| Construction      | Stucco                                                  |
| Foundation        | Poured Concrete                                         |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2025 |
| Days on Market | 18                   |
| Zoning         | R-G                  |
| HOA Fees       | 582                  |
| HOA Fees Freq. | ANN                  |

**Listing Details**

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

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