

15 Marquis Gardens SE Calgary, AB T3M 1Z9

Residential
Active

A1209259



DOM: 0
CDOM: 0
LP: \$519,000.00
OP: \$519,000.00
City: Calgary
Subdivision: Mahogany
Ttl Beds: 3
F/H Bth: 2/1
RMS SQFT: 1,470.82
LP/SF: \$352.86
Suite: No
Lot Size: 3854 SqFt
Lot Depth: 0.00 M 0'
Blk: 20
Lot: 17
Condo: No
Zoning: R-1N
Title to Lnd: Fee Simple
Tax Amt/Yr: \$2,996.00/2021
Disclosures: No Disclosure
Loc Imp Amt:
Restrict: None Known
Front Exp: E

Recent Change:**04/22/2022 : NEW**

Public Remarks: Open House Sat & Sun April 23&24 from 2-4pm... This is the opportunity you've been waiting for! Come and check out this 3 Bedroom 2.5 Bathroom home on a corner lot in the highly desirable beautiful community of Mahogany. There will never be a better opportunity for you to turn this into your dream home with lake access and all the local amenities one could ask for. Don't wait until it's too late. Come see it today! Additional Information - Loaded with upgrades such as Hardie Board & Stone, Taller Cabinets with Quartz Counters in the kitchen, Stunning Maple Hardwood, high efficient furnace & a direct vent hot water tank. The main floor boasts a huge family room which is open to the sun-soaked Gourmet Kitchen & nook, & powder room. The kitchen in this home is a true focal point! The Master boasts a 4-piece Ensuite with walk-in closet with ample space.

Directions:

Rooms & Measurements

Baths:	2P	3P	4P	5P	6P	Bed Abv: 3	Main: 68	Mtr2	736	SqFt
EnSt Bth:	1	0	1	0	0	Rms Abv: 7	Upper: 68	Mtr2	735	SqFt
	0	0	1	0	0		Blw Grade: 0	Mtr2	0	SqFt
							Total AG: 136.64	Mtr2	1,470.82	SqFt

Property Information

Basement: Full, Unfinished
Heating: Forced Air
Construction: Composite Siding, Stone, Wood Frame
Foundation: Poured Concrete
Exterior Feat: None
Roof Type: Asphalt Shingle
Reports: RMS Supplements
Parking: Parking Pad **Total:** 2
Features: High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Comm Feature: Clubhouse, Lake, Park, Schools Nearby, Playground, Sidewalks, Street Lights, Shopping Nearby
Lot Features: Back Lane, Corner Lot, Cul-De-Sac, Level, Pie Shaped Lot
HOA: \$511.25/Annually
HOA Include: Common Area Maintenance, Lake Access, Recreation Facility, See Remarks
Goods Include: N/A
Appliances: Central Air Conditioner, Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer
Other Equip: None
Goods Exclude: N/A
Assoc Amen: Beach Access, Clubhouse

Lndry Feat: Laundry Room, Upper Level
Cooling: Central Air
Fireplaces: 0
Flooring: Carpet, Hardwood, Tile
Fencing: Fenced
Balcony: Deck, Front Porch

Rooms Information

Type	Level	Dimensions	Type	Level	Dimensions
Kitchen	Main	13`0" x 11`1"	Dining	Main	11`0" x 8`1"
Living	Main	13`6" x 11`11"	Laundry	Upper	4`6" x 3`5"
Primary Bed	Upper	12`6" x 11`11"	2pc Bathroom	Main	5`6" x 4`10"
4pc Ensuite bath	Upper	8`8" x 5`11"	Bedrm	Upper	11`8" x 8`11"
Bedrm	Upper	9`8" x 9`3"	Other	Main	16`8" x 12`1"
4pc Bathroom	Upper	7`10" x 4`10"			

Agent & Office Information

List REALTOR@: [Mike Abou Daher](mailto:team@mikeaboudaher.com) team@mikeaboudaher.com
List Firm: [REAL BROKER](#)
Firm Address: #700, 1816 CROWCHILD TRAIL NW, CALGARY, T2M3Y7
Appt: Showing Time
Showing Contact: Mike Abou Daher 403-809-9386
Comm: 3.5% on the first 100k, 1.5% on the balance.
LB Type/Info: SentriLock/Front Railing
Owner Name: Thompson
Occupancy:
Phone: 403-809-9386
Phone: 855-623-6900
Firm Fax:
List Date: 04/22/2022
Expiry Dt: 06/22/2022
With Dt:
Ownership: Private
Exclusion:
SRR:

Member Rmks: Owner No No
As per Sellers Request offers to be presented Sunday April 24 at 7pm. Sellers reserve the right to accept strong offers prior All Offers or Questions please contact Mike Abou Daher at (403) 809-9386 or team@mikeaboudaher.com "Due to concerns about COVID-19 and as a courtesy to all parties, please do not schedule or attend showings if anyone in your party exhibits cold/flu-like symptoms or has been exposed to the virus and please wear masks"

Printed Date: 04/22/2022 3:35:53 PM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).