\$769,900 - 352 Queen Charlotte Drive Se, Calgary

MLS® #A2218917

\$769,900

5 Bedroom, 3.00 Bathroom, 1,311 sqft Residential on 0.01 Acres

Queensland, Calgary, Alberta

Welcome to this 2400+ TOTAL SQFT HOME in the FAMILY-FRIENDLY community of QUEENSLAND! This home brings a MODERN FINISH to a WELL ESTABLISHED **COMMUNITY (WITH TONS OF AMENITIES** NEARBY SUCH AS: DAYCARES, SCHOOLS, RESTAURANTS, FISH CREEK PARK, OFF LEASH DOG PARKS AND MORE!!!!) Sitting on a 6500+ SQFT LOT with an OVERSIZED DOUBLE CAR GARAGE, this home is perfect for EVERYONE! The HOME is FINISHED WITH LUXURY VINYL PLANKS, MODERN FIREPLACE FEATURE, FLOOR TO CEILING KITCHEN CABINETS AND MUCH MUCH MORE!!!! The MAIN FLOOR greets you with a HUGE FAMILY ROOM FINISHED WITH A ELECTRIC FIREPLACE AND A PANELLED FEATURE WALL perfect for FAMILY MOVIE NIGHTS OR ENTERTAINING! Right off the FAMILY ROOM is your SPACIOUS DINING ROOM and your HUGE KITCHEN WITH FLOOR TO CEILING KITCHEN CABINETS. KITCHEN ISLAND AND STAINLESS STEEL APPLIANCES! The kitchen OVERLOOKS your HUGE BACKYARD and the ENTIRE MAIN FLOOR allowing light to flow from the front of the house to the back of the house! You will also find 3 BEDROOMS (ONE OF WHICH IS THE MASTER BEDROOM WITH A 4PC ENSUITE AND W.I.C.) AND AN ADDITIONAL 4PC BATHROOM, Your LAUNDRY ROOM is also conveniently located on the MAIN FLOOR! The BASEMENT IS DEVELOPED INTO AN ILLEGAL BASEMENT SUITE WITH







SEPARATE SIDE ENTRANCE! You will find a BRAND NEW KITCHEN WITH STAINLESS STEEL APPLIANCES, ANOTHER HUGE FAMILY ROOM AND A SEPARATE LAUNDRY ROOM AS WELL! There is also an ADDITIONAL 2 BEDROOMS AND A 4PC BATHROOM AS WELL! The ILLEGAL BASEMENT SUITE is the PERFECT MORTGAGE HELPER or can be used for more PERSONAL LIVING SPACE!!!! The LOT features a FRONT AND BACK YARD (RARE FEATURE) perfect for ACTIVITIES OR SOME SUMMER FUN!!!! The GARAGE IS OVERSIZED and can be used to store cars and MORE!!!! 20 MINUTE WALK TO FISH CREEK PARK, 20 MINUTE DRIVE TO DOWNTOWN YYC!

Built in 1974

Essential Information

MLS® # A2218917 Price \$769,900

Bedrooms 5

Bathrooms 3.00

Full Baths 3

Square Footage 1,311
Acres 0.01
Year Built 1974

Type Residential

Sub-Type Detached

Style Bungalow

Status Active

Community Information

Address 352 Queen Charlotte Drive Se

Subdivision Queensland

City Calgary
County Calgary
Province Alberta

Postal Code T2J 4H3

Amenities

Parking Spaces 5

Parking Double Garage Detached

of Garages 2

Interior

Interior Features Bookcases, Built-in Features, Closet Organizers, High Ceilings, Kitchen

Island, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl

Windows, Walk-In Closet(s)

Appliances Built-In Electric Range, Dishwasher, Microwave, Range Hood,

Refrigerator, Washer/Dryer Stacked

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Electric
Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features Lighting, Private Yard

Lot Description Back Lane, Front Yard, Interior Lot, Rectangular Lot

Roof Asphalt Shingle

Construction Brick, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed May 7th, 2025

Days on Market 3

Zoning R-CG

Listing Details

Listing Office Real Broker

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