

# \$679,900 - 679 Queen Charlotte Drive Se, Calgary

MLS® #A2226190

**\$679,900**

4 Bedroom, 3.00 Bathroom, 1,386 sqft

Residential on 0.13 Acres

Queensland, Calgary, Alberta

Ideally located in Queensland on a quiet street just a few blocks from Hultain Memorial School, Wilma Hansen School and Fish Creek Park is this meticulously cared for 4 bedroom, 3 bathroom bungalow with a sunny south-facing back yard! With charming curb appeal and recent updates, including a newer hot water tank (2023), newer exterior doors(2023), newer garage door (2022) and new shingles (2024), many of the bigger ticket maintenance items have already been addressed. This home shows true pride of ownership by the current owner of over 20 years! The private front patio offers a gas bbq hookup and is a welcoming spot to enjoy your morning coffee. As you enter the home, the large sunken living room with efficient Regency wood burning fireplace and brick surround creates a cozy atmosphere to relax with family and friends. The adjacent dining room is flooded with natural light and the perfect space to host a meal or gathering. The kitchen features stainless steel appliances, a raised island with room for seating and plenty of cupboard space, a closet pantry and large windows that offer an abundance of light. On the main floor, you'll find three good-sized bedrooms, including the large primary with 3 piece ensuite and walk-in closet. A second 4 piece bathroom completes the main floor. The basement is developed with a large rec space and family room with a gas fireplace, a 4th bedroom, a 3 piece bathroom, laundry room and storage space. The private, sunny, south



yard offers a deck with built-in seating, RV parking, gas bbq hookup and a cozy fire pit. The single garage is heated for those cold winter months! You'll appreciate all the conveniences of this quiet location, with quick access to Fish Creek Park!

Built in 1976

### Essential Information

MLS® #	A2226190
Price	\$679,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,386
Acres	0.13
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	679 Queen Charlotte Drive Se
Subdivision	Queensland
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 4T5

### Amenities

Parking Spaces	2
Parking	Single Garage Attached, Driveway, Heated Garage
# of Garages	1

### Interior

Interior Features	Central Vacuum, Kitchen Island, Storage
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator,

	Stove(s), Washer, Water Softener, Window Coverings
Heating	Forced Air, See Remarks
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Fire Pit
Lot Description	Back Lane, Level
Roof	Asphalt Shingle
Construction	Brick, Aluminum Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 6th, 2025
Days on Market	11
Zoning	R-CG

## Listing Details

Listing Office	Century 21 Masters
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