

# \$529,000 - 228 Queensland Drive Se, Calgary

MLS® #A2266895

**\$529,000**

6 Bedroom, 3.00 Bathroom, 1,734 sqft

Residential on 0.16 Acres

Queensland, Calgary, Alberta

Open House: Sunday, October 26, 2025 â€”

11:00 AM to 1:00 PM

Investor Alert: Spacious 1,734 sq. ft. bungalow with a separate entrance, and 323sqft separate suite â€” a fantastic investment opportunity!

Located close to Fish Creek Park and several schools â€” only 2 mins drive to Haultain Memorial Elementary School, 3 mins drive to Wilma Hansen School, 10 mins drive to Centennial High School, and 15 min drive to Mount Royal University.

Main Floor

As you enter, youâ€™re greeted by a bright and open living area with large windows and an open-concept design. The spacious kitchen features a breakfast nook, perfect for family meals.

There is a 4-piece bathroom on the main floor, along with a large primary bedroom that includes its own 3-piece ensuite.

In total, the home offers 6 bedrooms plus an additional 323 sq. ft. separate suite, providing a total of 7 rooms â€” ideal for extra rental income or multi-generational living. The suite space can also be converted into a single heated garage if desired.

Basement

The fully developed basement features a separate entrance, 3 spacious bedrooms, and a storage room beside the utility area (which could be converted into an additional bathroom). The lower family room offers flexibility and can be used as a large storage



space or recreation area. Thereâ€™s lots of potential here to customize and add value with your personal touch.

Recent Updates: Roof â€“ 2020, Windows â€“ 2018, Laminate flooring â€“ 2018, Gas line for separate suite, Washer & dryer â€“ 2023, Hot water tank â€“ 2013, furnace â€“ 2016

This is a wonderful family home with amazing potential for investors or homeowners alike. Donâ€™t miss out â€” schedule your private showing today!

Built in 1974

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2266895    |
| Price          | \$529,000   |
| Bedrooms       | 6           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,734       |
| Acres          | 0.16        |
| Year Built     | 1974        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 228 Queensland Drive Se |
| Subdivision | Queensland              |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2J 3R8                 |

**Amenities**

|                |             |
|----------------|-------------|
| Parking Spaces | 1           |
| Parking        | Parking Pad |

## Interior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance              |
| Appliances        | Central Air Conditioner, Electric Stove, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                                      |
| Cooling           | Central Air                                                                     |
| Fireplace         | Yes                                                                             |
| # of Fireplaces   | 1                                                                               |
| Fireplaces        | Wood Burning                                                                    |
| Has Basement      | Yes                                                                             |
| Basement          | Full                                                                            |

## Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Private Entrance, Private Yard |
| Lot Description   | Back Yard, Landscaped, Paved   |
| Roof              | Asphalt Shingle                |
| Construction      | Brick, Concrete, Stucco        |
| Foundation        | Poured Concrete                |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 24th, 2025 |
| Days on Market | 1                  |
| Zoning         | R-CG               |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|

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