

\$675,000 - 156 Queen Anne Road Se, Calgary

MLS® #A2109926

\$675,000

4 Bedroom, 3.00 Bathroom, 1,624 sqft

Residential on 0.15 Acres

Queensland, Calgary, Alberta

Experience the essence of family living in this charming home with European flair. Featuring tall cathedral vaulted ceilings and a cozy wood-burning fireplace, the 2,343 sq. ft residence offers easy access with FOUR entrances, including inviting French doors and all brand new windows throughout the house. Enjoy 3 bedrooms on the 2nd floor and a spacious 4th bedroom on the main floor, complemented by 3 full baths, and captivating hardwood floors. The fully finished basement provides three additional rooms, 5 ample windows, and a utility/storage space. A heated double garage and a paved backyard accessible through a wrought-iron gate completeS the package.

Nestled on an expansive pie lot with southwest sun exposure, the property showcases a landscaped front yard and a delightful backyard with a 9x25 deck. Discover the beauty of mature orchard trees and fragrant lilac and jasmine. Ideally located near Fish Creek Provincial Park, this home offers access to trails, a pedestrian bridge, and family-friendly activities.

Convenience is at your doorstep with schools, grocery stores, and dining options just minutes away. Easy access to Deerfoot Trail and Anderson Road ensures a seamless connection across the city. This unique and strategically positioned home is rare—schedule your showing today and seize



the opportunity!

Built in 1975

Essential Information

MLS® #	A2109926
Price	\$675,000
Sold Price	\$690,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,624
Acres	0.15
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	156 Queen Anne Road Se
Subdivision	Queensland
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 4S5

Amenities

Parking Spaces	2
Parking	Additional Parking, Alley Access, Concrete Driveway, Double Garage Detached, Front Drive, Gated, Heated Garage, Off Street, Oversized, Parking Pad, Paved, RV Access/Parking, Workshop in Garage
Waterfront	River Access

Interior

Interior Features	Chandelier, French Door, Granite Counters, Kitchen Island, Separate Entrance, Vaulted Ceiling(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s)
Heating	Fireplace(s), Standard, Forced Air, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Living Room, Wood Burning
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade

Exterior

Exterior Features	Dog Run, Garden, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Dog Run Fenced In, Fruit Trees/Shrub(s), Front Yard, Garden, Landscaped, Many Trees, Orchard(s), Paved, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Metal Siding, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 23rd, 2024
Date Sold	March 15th, 2024
Days on Market	21
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	KIC Realty
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