

\$565,000 - 439 Queensland Circle Se, Calgary

MLS® #A2119955

\$565,000

3 Bedroom, 2.00 Bathroom, 1,174 sqft
Residential on 0.15 Acres

Queensland, Calgary, Alberta

This awesome 3-bedroom home is located on a quiet street in the mature neighborhood of Queensland just steps from pathway to Fish Creek Park and the Bow River. With many renovations and upgrades, all that is left for you to do is move in, relax, and enjoy your beautiful new home. The tiled foyer opens onto a good-sized living room featuring vaulted ceilings and a cozy wood burning fireplace. You will love the renovated white kitchen with tile back splash, granite counters and stainless steel appliances including an OTR microwave/hood fan. The kitchen and dining room have tile flooring and the rest of the main level boasts new vinyl plank flooring including the bedrooms & bathrooms (no allergy producing carpet). Primary bedroom features a renovated 2 pc ensuite. Two more bedrooms and the renovated 4-piece bathroom complete the main level. Other upgrades include freshly painted including ceilings, new millwork, doors, windows (living room, dining room & kitchen in 2016) and lighting throughout the home. The unfinished basement is ready for you to design to suit your needs. Separate entrance so could be suited. Roughed in for a 3-piece bathroom & larger windows will make it easier to develop. Laundry area with a sink, new cabinet/counter and washer and dryer replaced in 2016 plus a crawl space area for additional storage. This home has great curb appeal with an extra long concrete driveway (room for an RV trailer) and poured sidewalk to



the cute front deck area. The backyard oasis offers a large deck, garden boxes, firepit and benches with built in planters and a quaint shed. Roof replaced several years ago, and exterior paint completed in 2023. Outside the back yard is a greenspace/off leash dog park. This home is minutes from Bow Bottom Trail with quick access to Anderson Road & the Deerfoot. Nearby amenities include shopping, restaurants, Starbucks and more and it is just a few minutes drive to South Centre Mall and Trico Centre. Call your favorite Realtor for a private viewing! OPEN HOUSE SAT, APRIL 6TH, 2:00-4:00 PM.

Built in 1975

Essential Information

MLS® #	A2119955
Price	\$565,000
Sold Price	\$615,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,174
Acres	0.15
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	439 Queensland Circle Se
Subdivision	Queensland
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 4P5

Amenities

Parking Spaces	3
Parking	Alley Access, Concrete Driveway, Front Drive, Off Street, See Remarks

Interior

Interior Features	Granite Counters, See Remarks, Separate Entrance, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Tile, Wood Burning
Has Basement	Yes
Basement	See Remarks, Unfinished

Exterior

Exterior Features	Fire Pit, Garden, Other
Lot Description	Back Lane, Backs on to Park/Green Space, Rectangular Lot, See Remarks
Roof	Asphalt
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 4th, 2024
Date Sold	April 8th, 2024
Days on Market	4
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Optimum Realty Group
----------------	----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.