

\$799,999 - 428 Queen Anne Way, Calgary

MLS® #A2121616

\$799,999

4 Bedroom, 3.00 Bathroom, 1,128 sqft

Residential on 0.12 Acres

Queensland, Calgary, Alberta

Welcome to this exquisite corner lot, located in the peaceful neighbour of Queensland. Within walking distance, you'll stumble upon the beautiful scenery of Bow River and find many shopping amenities close by. This property has been extensively renovated and gutted down to its framing to provide a new build atmosphere. You will find warm welcoming tones as soon as you step foot into the house and feel the bright ambience from the recessed lighting embedded throughout the high ceiling with custom ceiling speakers. The warm toned engineered hardwood provides the perfect contrast in the kitchen, pulling the look together by high-end stainless-steel appliances including a built-in microwave. The exquisite master bedroom displays a custom feature wall and its own 5pc bathroom suite. As soon as you enter the bathroom suite, you'll be stunned with a 2-piece vanity, standing shower, floating tub, toilet, and a beautiful walk-in closet with exceptional storage space. Making your way into the basement, you'll find that the glass railing provides a sleek and modern touch. The downstairs living area includes an electrical fireplace and wet bar with a mini fridge; perfect spot to host your next events. This home comes equipped with 4 recording security cameras around the house, that can be seen from a monitoring screen in the furnace room. The backyard comes with a concrete pad that is roofed so that you can host your next BBQ during the warm days. Hardie board is installed all over



the home's exterior, displaying an expensive touch to your property. All new HVAC, both plumbing pipes and electrical wiring that has been changed and come with city permits including building and development permits as well. The whole house has been replaced with new drywall, spray foam insulation in the living/dining room and a brand-new roof. Don't hesitate and reach out to your realtor to booking a showing today!

Built in 1976

Essential Information

MLS® #	A2121616
Price	\$799,999
Sold Price	\$820,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,128
Acres	0.12
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	428 Queen Anne Way
Subdivision	Queensland
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 4R9

Amenities

Parking Spaces	3
Parking	Concrete Driveway, Parking Pad, Single Garage Attached

Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Dishwasher, Gas Range, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Central, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Rain Gutters
Lot Description	Back Yard, Corner Lot, Lawn, Landscaped
Roof	Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 10th, 2024
Date Sold	April 24th, 2024
Days on Market	14
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	URBAN-REALTY.ca
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