

\$659,000 - 446 Queensland Place Se, Calgary

MLS® #A2136822

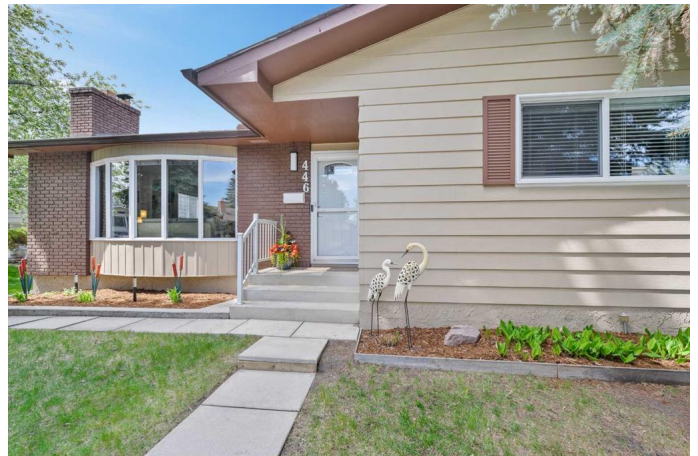
\$659,000

3 Bedroom, 3.00 Bathroom, 1,268 sqft

Residential on 0.12 Acres

Queensland, Calgary, Alberta

Welcome to your bright and beautiful home in Queensland on the quiet Cul de Sac of Queensland Place!! This updated bungalow starts with an open concept kitchen/ living room with a wood fireplace and a large bay window that fills the room with natural light. Cabinets, kitchen island, counters and S.S appliances have all been updated with tons of storage options to keep you clean and organized. The bright dining room has plenty of space for family dinners or special events friends as you cook and entertain. 90% of the windows were all replaced (2015-2017) including modern baseboards and new solid doors hung on upgraded ball bearing hinges throughout the house (2019). Keeping it cozy, new carpet was installed in the upper bedrooms and the entire basement (2019). The primary bedroom is spacious for your King bed with room to spare and an updated 2pc ensuite. The 2nd & 3rd bedrooms have the space you expect from a bungalow with lots of light throughout the entire upper floor. The finished basement is clean and open with a flex room, another fireplace and family room/movie room including a 4pc bath. Easily converted into an extra bedroom if you need more rooms. Extra storage downstairs keeps everything decluttered and accessible. The electrical panel was updated (2013), with a new furnace and central A/C both recently installed (2019) and roof was replaced (2017). A large and perfectly landscaped yard gives you all of the space of a mature lot and the



privacy you want for BBQ's and hanging in the yard. Plus the garden has already started to bloom! A few steps up to the double garage that is heated and insulated with a new garage door (2019), there's enough room for two vehicles and all of your tools. The back R.V/boat pad gives you space for your toys or for evening fires. The outdoor shed for all of your garden tools and yard toys gives you the storage you need for this large lot. THIS HOUSE IS MOVE IN READY! Call your favourite realtor now for a viewing before this is gone!

Built in 1976

Essential Information

MLS® #	A2136822
Price	\$659,000
Sold Price	\$675,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,268
Acres	0.12
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	446 Queensland Place Se
Subdivision	Queensland
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 5C9

Amenities

Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	Built-in Features, Kitchen Island
Appliances	Bar Fridge, Dryer, Freezer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Landscaped
Roof	Asphalt Shingle
Construction	Brick, Metal Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 30th, 2024
Date Sold	June 18th, 2024
Days on Market	19
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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