

# \$499,900 - 423 Queensland Circle Se, Calgary

MLS® #A2179466

**\$499,900**

4 Bedroom, 3.00 Bathroom, 1,150 sqft

Residential on 0.16 Acres

Queensland, Calgary, Alberta

Looking for an ideal project or renovation property with a great location in an established community? This home is the model canvas for renovation or reimagining! This 4-level split, 3+1 bedroom home currently has nearly 2,200 sq ft of developed living space & is situated on a large 7,061 sq ft lot close to scenic Bow River pathways. The main level includes a spacious living room with wood burning fireplace plus a kitchen & dining area. The upper level hosts 3 bedrooms & a 4 piece main bath. The lower level currently has a family room, bedroom & 3 piece bath, while the basement has a huge recreation room, laundry & plenty of storage. A large back yard is the perfect place for kids to play & parking is a breeze with an oversized double detached garage. Located close to tranquil pathways, parks, schools, public transit & easy access to Canyon Meadows Drive, Bow Bottom & Deerfoot Trails. Renovate to your liking or add on to create your dream home! Immediate possession is available.

Built in 1975

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2179466  |
| Price      | \$499,900 |
| Sold Price | \$482,000 |
| Bedrooms   | 4         |
| Bathrooms  | 3.00      |



|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,150         |
| Acres          | 0.16          |
| Year Built     | 1975          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Sold          |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 423 Queensland Circle Se |
| Subdivision | Queensland               |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2J 4P5                  |

### **Amenities**

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 2                                 |
| Parking        | Double Garage Detached, Oversized |

### **Interior**

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Interior Features | Soaking Tub                                                                                        |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, See Remarks, Washer, Window Coverings |
| Heating           | Forced Air                                                                                         |
| Cooling           | None                                                                                               |
| Fireplace         | Yes                                                                                                |
| # of Fireplaces   | 1                                                                                                  |
| Fireplaces        | Wood Burning                                                                                       |
| Has Basement      | Yes                                                                                                |
| Basement          | Finished, Full                                                                                     |

### **Exterior**

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                          |
| Lot Description   | Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle                                         |
| Construction      | Wood Frame, Metal Siding                                |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      November 15th, 2024  
Date Sold                        November 18th, 2024  
Days on Market                3  
Zoning                            R-CG  
HOA Fees                        0.00

**Listing Details**

Listing Office                    RE/MAX Real Estate (Central)

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.