

# \$499,800 - 471 Queen Charlotte Road Se, Calgary

MLS® #A2264798

**\$499,800**

4 Bedroom, 2.00 Bathroom, 1,261 sqft

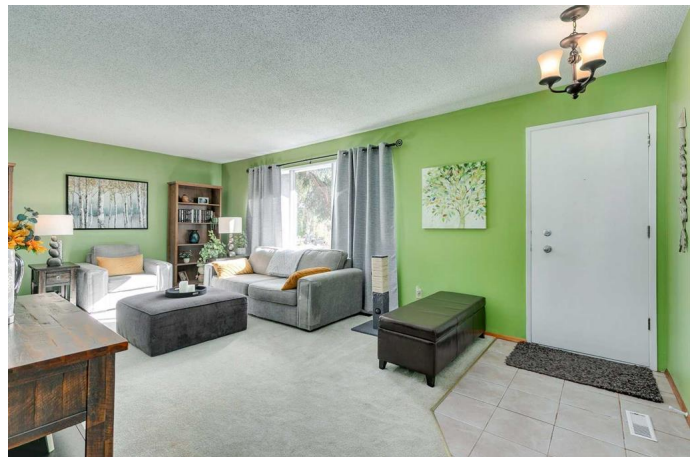
Residential on 0.12 Acres

Queensland, Calgary, Alberta

Over 2,400 sqft of total living space on a quiet street in the heart of Queensland. Well cared for bungalow with excellent opportunity to upgrade to your liking. Spacious living room with a full-size dining room that can accommodate large family gatherings. Country-Style kitchen with a spacious nook, plenty of cupboard and countertop space plus a window overlooking the backyard. Three comfortable bedrooms including a large primary with an upgraded 3-piece ensuite, 4-piece bathroom and a full size linen closet. Separate back door entry to an oversized deck and beautifully landscaped yard with a garden shed. The lower level is perfect for a growing family! The rec room has space for a home gym, TV and features a traditional wood burning fireplace which is fully operational. Guest bedroom (window not to egress), den or hobby room, laundry, mechanical and plenty of storage (room to add another full bathroom). The roof shingles were replaced in 2016 and new lower level carpet this year. Off-street parking for 2 vehicles, RV friendly and plenty of room to build a double garage. Great location, close to schools, shopping, restaurants and easy bike ride to the pathways of Fish Creek Park. New RPR in supplements. Quick possession is available. Great family home for under \$500,000!

Built in 1977

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2264798    |
| Price          | \$499,800   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,261       |
| Acres          | 0.12        |
| Year Built     | 1977        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 471 Queen Charlotte Road Se |
| Subdivision | Queensland                  |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T2J 5H8                     |

### Amenities

|         |                                             |
|---------|---------------------------------------------|
| Parking | Alley Access, Off Street, RV Access/Parking |
|---------|---------------------------------------------|

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home                                                                      |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                              |
| Cooling           | None                                                                                 |
| Fireplace         | Yes                                                                                  |
| # of Fireplaces   | 1                                                                                    |
| Fireplaces        | Recreation Room, Wood Burning, Raised Hearth                                         |
| Has Basement      | Yes                                                                                  |
| Basement          | Finished, Full                                                                       |

### Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior Features | Private Yard                                           |
| Lot Description   | Back Lane, Irregular Lot, Level, Treed, Pie Shaped Lot |

|              |                             |
|--------------|-----------------------------|
| Roof         | Asphalt Shingle             |
| Construction | Wood Frame, Aluminum Siding |
| Foundation   | Poured Concrete             |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 5                  |
| Zoning         | R-CG               |

### **Listing Details**

|                |                                         |
|----------------|-----------------------------------------|
| Listing Office | The Home Hunters Real Estate Group Ltd. |
|----------------|-----------------------------------------|

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