

\$679,900 - 679 Queen Charlotte Drive Se, Calgary

MLS® #A2226190

\$679,900

4 Bedroom, 3.00 Bathroom, 1,386 sqft

Residential on 0.13 Acres

Queensland, Calgary, Alberta

Ideally located in Queensland on a quiet street just a few blocks from Hultain Memorial School, Wilma Hansen School and Fish Creek Park is this meticulously cared for 4 bedroom, 3 bathroom bungalow with a sunny south-facing back yard! With charming curb appeal and recent updates, including a newer hot water tank (2023), newer exterior doors(2023), newer garage door (2022) and new shingles (2024), many of the bigger ticket maintenance items have already been addressed. This home shows true pride of ownership by the current owner of over 20 years! The private front patio offers a gas bbq hookup and is a welcoming spot to enjoy your morning coffee. As you enter the home, the large sunken living room with efficient Regency wood burning fireplace and brick surround creates a cozy atmosphere to relax with family and friends. The adjacent dining room is flooded with natural light and the perfect space to host a meal or gathering. The kitchen features stainless steel appliances, a raised island with room for seating and plenty of cupboard space, a closet pantry and large windows that offer an abundance of light. On the main floor, you'll find three good-sized bedrooms, including the large primary with 3 piece ensuite and walk-in closet. A second 4 piece bathroom completes the main floor. The basement is developed with a large rec space and family room with a gas fireplace, a 4th bedroom, a 3 piece bathroom, laundry room and storage space. The private, sunny, south



yard offers a deck with built-in seating, RV parking, gas bbq hookup and a cozy fire pit. The single garage is heated for those cold winter months! You'll appreciate all the conveniences of this quiet location, with quick access to Fish Creek Park!

Built in 1976

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2226190 |
| Price | \$679,900 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,386 |
| Acres | 0.13 |
| Year Built | 1976 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------------------|
| Address | 679 Queen Charlotte Drive Se |
| Subdivision | Queensland |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2J 4T5 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 2 |
| Parking | Single Garage Attached, Driveway, Heated Garage |
| # of Garages | 1 |

Interior

| | |
|-------------------|--|
| Interior Features | Central Vacuum, Kitchen Island, Storage |
| Appliances | Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, |

| | |
|-----------------|--|
| | Stove(s), Washer, Water Softener, Window Coverings |
| Heating | Forced Air, See Remarks |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Gas, Wood Burning |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|------------------------|
| Exterior Features | BBQ gas line, Fire Pit |
| Lot Description | Back Lane, Level |
| Roof | Asphalt Shingle |
| Construction | Brick, Aluminum Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 6th, 2025 |
| Days on Market | 9 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|--------------------|
| Listing Office | Century 21 Masters |
|----------------|--------------------|

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