

# \$769,900 - 352 Queen Charlotte Drive Se, Calgary

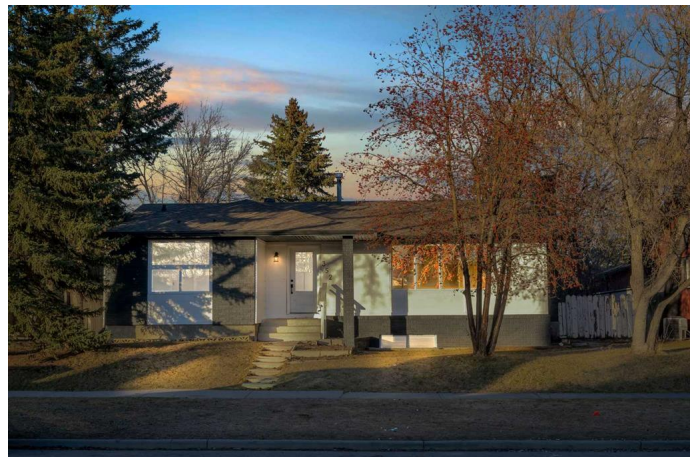
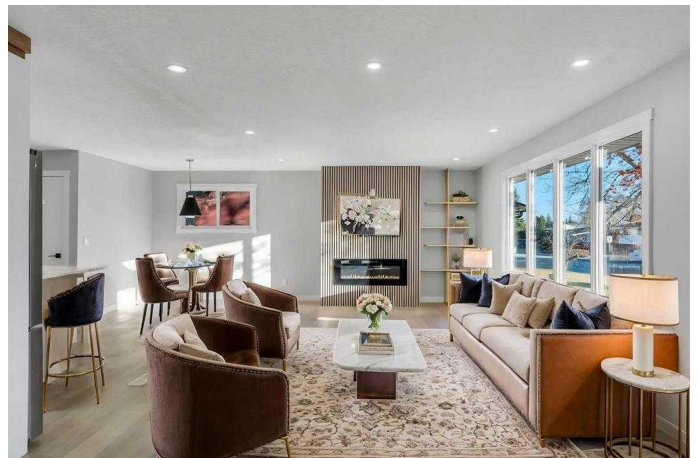
MLS® #A2218917

**\$769,900**

5 Bedroom, 3.00 Bathroom, 1,311 sqft  
Residential on 0.01 Acres

Queensland, Calgary, Alberta

Welcome to this 2400+ TOTAL SQFT HOME in the FAMILY-FRIENDLY community of QUEENSLAND! This home brings a MODERN FINISH to a WELL ESTABLISHED COMMUNITY (WITH TONS OF AMENITIES NEARBY SUCH AS: DAYCARES, SCHOOLS, RESTAURANTS, FISH CREEK PARK, OFF LEASH DOG PARKS AND MORE!!!!) Sitting on a 6500+ SQFT LOT with an OVERSIZED DOUBLE CAR GARAGE, this home is perfect for EVERYONE! The HOME is FINISHED WITH LUXURY VINYL PLANKS, MODERN FIREPLACE FEATURE, FLOOR TO CEILING KITCHEN CABINETS AND MUCH MUCH MORE!!!! The MAIN FLOOR greets you with a HUGE FAMILY ROOM FINISHED WITH A ELECTRIC FIREPLACE AND A PANELLED FEATURE WALL perfect for FAMILY MOVIE NIGHTS OR ENTERTAINING! Right off the FAMILY ROOM is your SPACIOUS DINING ROOM and your HUGE KITCHEN WITH FLOOR TO CEILING KITCHEN CABINETS, KITCHEN ISLAND AND STAINLESS STEEL APPLIANCES! The kitchen OVERLOOKS your HUGE BACKYARD and the ENTIRE MAIN FLOOR allowing light to flow from the front of the house to the back of the house! You will also find 3 BEDROOMS (ONE OF WHICH IS THE MASTER BEDROOM WITH A 4PC ENSUITE AND W.I.C.) AND AN ADDITIONAL 4PC BATHROOM. Your LAUNDRY ROOM is also conveniently located on the MAIN FLOOR! The BASEMENT IS DEVELOPED INTO AN ILLEGAL BASEMENT SUITE WITH



SEPARATE SIDE ENTRANCE! You will find a BRAND NEW KITCHEN WITH STAINLESS STEEL APPLIANCES, ANOTHER HUGE FAMILY ROOM AND A SEPARATE LAUNDRY ROOM AS WELL! There is also an ADDITIONAL 2 BEDROOMS AND A 4PC BATHROOM AS WELL! The ILLEGAL BASEMENT SUITE is the PERFECT MORTGAGE HELPER or can be used for more PERSONAL LIVING SPACE!!!! The LOT features a FRONT AND BACK YARD (RARE FEATURE) perfect for ACTIVITIES OR SOME SUMMER FUN!!!! The GARAGE IS OVERSIZED and can be used to store cars and MORE!!!! 20 MINUTE WALK TO FISH CREEK PARK, 20 MINUTE DRIVE TO DOWNTOWN YYC!

Built in 1974

### **Essential Information**

MLS® #	A2218917
Price	\$769,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,311
Acres	0.01
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	352 Queen Charlotte Drive Se
Subdivision	Queensland
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2J 4H3

### Amenities

Parking Spaces 5  
Parking Double Garage Detached  
# of Garages 2

### Interior

Interior Features Bookcases, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)  
Appliances Built-In Electric Range, Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked  
Heating Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Electric  
Has Basement Yes  
Basement Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features Lighting, Private Yard  
Lot Description Back Lane, Front Yard, Interior Lot, Rectangular Lot  
Roof Asphalt Shingle  
Construction Brick, Stucco, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed May 7th, 2025  
Days on Market 1  
Zoning R-CG

### Listing Details

Listing Office Real Broker

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