

# \$659,900 - 455 Queen Charlotte Drive Se, Calgary

MLS® #A2206294

**\$659,900**

3 Bedroom, 2.00 Bathroom, 1,544 sqft  
Residential on 0.17 Acres

Queensland, Calgary, Alberta

This exceptionally large, well maintained bungalow offers a rare blend of space, charm, and functionality, a true standout in today's market. Situated on a massive pie lot, the property features a double garage and adjacent parking pads, providing a protected space for boats, RVs, or a prized car collection. Step inside to discover a warm and inviting interior with hardwood and tile flooring throughout. The charming kitchen showcases rich wood cabinets, stainless steel appliances and granite countertops. The ample eating area flows effortlessly into the adjacent formal dining room, making it perfect for both everyday living and special gatherings. The heart of the home extends to a spacious living room, ideal for relaxing or entertaining. A sunlit atrium with a cozy wood stove adds a unique touch offering endless possibilities as a tranquil reading nook or additional family living space. A separate entrance to the expansive basement enhances the home's versatility. This lower level features tile throughout, a built-in wet bar, making it ideal for entertaining, while also offering potential for multi-generational living, a private guest suite, or extra living space. Outside, the professionally landscaped, maintenance-free west facing backyard is an entertainer's dream. Enjoy summer evenings under the gazebo, and take advantage of the two large built-out sheds perfect for hobbies, a workshop, or additional storage. With its thoughtful design, expansive layout, and



unmatched outdoor amenities, this bungalow is a rare opportunity to own a home that truly stands out from many properties on the market. Located in a highly desirable community close to schools, amenities, and Fish Creek Park, this property offers a lifestyle of comfort and convenience at a great value. All offers must be left open for a minimum of 24 hours to allow the executor time to communicate and review. All appliances are believed to be in normal working order but sold 'as is'. This home was not the executor's primary residence. Please include the following term in any Purchase Contract. The property is being sold 'as-is, where-is,' with no representations or warranties made by the seller, including but not limited to the condition of the property, or the presence of any defects, latent or otherwise. The buyer acknowledges they have had the opportunity to inspect the property and accepts it in its current state.

Built in 1974

### **Essential Information**

MLS® #	A2206294
Price	\$659,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,544
Acres	0.17
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	455 Queen Charlotte Drive Se
Subdivision	Queensland

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 4H2

### **Amenities**

Parking Spaces	4
Parking	Double Garage Detached, RV Access/Parking
# of Garages	2

### **Interior**

Interior Features	Chandelier, Granite Counters, Jetted Tub, Separate Entrance, Storage, Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas, Wood Stove, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Basement, Gas, Living Room, Wood Burning, Sun Room
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

### **Exterior**

Exterior Features	Storage
Lot Description	Back Lane, Back Yard, Gazebo
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 28th, 2025
Days on Market	4
Zoning	R-C1

### **Listing Details**

Listing Office	Century 21 Bravo Realty
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