



GRASSROOTS
REALTY GROUP

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327 Queensland Circle SE
Calgary, Alberta

MLS # A2230340



\$679,000

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|------------------|--|---------------|-------------------|
| Division: | Queensland | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,223 sq.ft. | Age: | 1974 (51 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | 220 Volt Wiring, Additional Parking, Alley Access, Double Garage Detached, C | | |
| Lot Size: | 0.18 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Backs on to Park/Green Space, Creek/River/Stream/P | | |

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| Heating: | Forced Air, Natural Gas |
| Floors: | Hardwood, Laminate, Vinyl, Vinyl Plank |
| Roof: | Asphalt Shingle |
| Basement: | Separate/Exterior Entry, Finished, Full, Suite |
| Exterior: | Aluminum Siding , Wood Frame |
| Foundation: | Poured Concrete |
| Features: | Kitchen Island, No Smoking Home, Soaking Tub |

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: Shed

Tucked away on a quiet crescent in a warm, family-friendly neighbourhood, this well-kept three-bedroom bungalow with 2,200+ sqft developed living space sits on a rare oversized pie-shaped lot backing onto green space—no neighbours behind, and just minutes from the trails of Fish Creek Provincial Park. From the moment you arrive, the inviting curb appeal stands out, with a generous front yard and a spacious backyard perfect for both play and relaxation. Inside, rich hardwood floors run through most of the main level, complemented by brand new vinyl plank flooring in the kitchen and large, bright dining area. The living room is filled with natural light and features a cozy brick-surround wood-burning fireplace. The kitchen, updated with solid maple cabinets—including an island with a second sink—and newer refrigerator and dishwasher, flows into the dining area and opens to a large rear deck, perfect for summer gatherings. The primary bedroom overlooks the peaceful yard, joined by two additional main-floor bedrooms and a stylish four-piece bathroom with a soaker tub and separate walk-in shower. The fully developed basement—with its own exterior entrance—offers exceptional flexibility: a large rec room with laminate flooring, a full summer kitchen with eating area, a three-piece bathroom, and room to add two more bedrooms without compromising the well lit family room. It's ideal for multigenerational living or rental potential (subject to City approval), or simply extra space to spread out. A laundry room with washer, dryer, and ample storage adds everyday convenience. Key upgrades include a regularly serviced high-efficiency furnace, copper wiring that enters the house underground, and predominantly copper plumbing—adding lasting value and peace of mind. Step outside into a true backyard

oasis. Mature fruit trees—apple, apricot, and cherry—flourish alongside raspberries, Nanking cherries, rhubarb, two grape varieties, kiwifruit, and a thriving asparagus plant ready for its first harvest. There’s room for kids to play, gardens to grow, and summer barbecues to unfold. A charming gazebo offers shade on sunny afternoons, while a good size shed keeps your tools and garden gear organized. A tranquil water feature completes the picture. The oversized, heated double garage is a standout—equipped with 220V wiring, ideal for power tools, a workshop, or charging your electric vehicle. In addition to the garage, there’s ample parking at the back of the lot - perfect for extra vehicles or your RV. With schools, shopping, transit, and community amenities just minutes away—and downtown Calgary only a 20-minute drive—this home offers comfort, character, and long-term value for first-time buyers, families, or investors.