



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

691 Queen Charlotte Drive SE
Calgary, Alberta

MLS # A2254965



\$599,900

Division:	Queensland		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,290 sq.ft.	Age:	1976 (49 yrs old)
Beds:	4	Baths:	3
Garage:	Single Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Storage, Vinyl Windows		

Inclusions: N/A

Well-Maintained Bungalow on a Massive Corner Lot! This bright and inviting bungalow sits on a huge corner lot with a sunny south-facing backyard and a fully developed basement. Vaulted ceilings and richly stained hardwood floors welcome you into the spacious main living area, filled with natural light from newly upgraded windows. A charming brick-surround fireplace anchors the living room, which flows seamlessly into the formal dining area—perfect for entertaining. The open kitchen offers ample cabinetry and counter space for the home chef. Three generous bedrooms are located on the main floor, including the primary suite with its own private ensuite, plus an additional full bathroom. The fully developed basement features an illegal suite, ideal for extended family or potential future rental income. Here you’ll find a large family/rec room, a fourth oversized bedroom, a full 4-piece bath, and plenty of storage along with the laundry room. Additional highlights include a single attached garage, newer furnace and hot water tank, and excellent access to transit, shopping, parks, and Fish Creek Park. This property offers exceptional value and is the perfect place to call home!