



212 Queen Anne Road SE
Calgary, Alberta

MLS # A2304271



\$739,000

Division:	Queensland		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,222 sq.ft.	Age:	1976 (50 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Wet Bar		

Inclusions: NA

Welcome to 212 Queen Anne Road in the sought-after community of Queensland! This fully renovated home offers 5 bedrooms and 4 bathrooms, delivering exceptional space, style, and functionality for modern living. The main floor features a bright and inviting living room, a chef's kitchen designed for both everyday living and entertaining, and a spacious dining area. Upstairs, you'll find 3 generously sized bedrooms and 2 bathrooms, including a private ensuite in the primary bedroom. The lower level boasts a large recreation room complete with a wet bar, along with an additional bedroom and full bathroom—perfect for guests or extended family. The basement adds even more flexibility with a versatile space ideal for a home office, gym, or study, plus another bedroom with its own ensuite bathroom. Recent upgrades include new windows, a brand-new front porch, and freshly painted deck and fencing. The property also features a heated double detached garage and a convenient RV parking pad at the back. Located in a well-established, family-friendly community, Queensland offers access to excellent schools, parks, playgrounds, and scenic pathways. Enjoy being just minutes from Fish Creek Park, shopping amenities, public transit, and major roadways for an easy commute. This home truly combines modern upgrades with a fantastic location—an incredible opportunity you don't want to miss!