\$699,000 - 327 Queensland Circle Se, Calgary

MLS® #A2214151

\$699,000

3 Bedroom, 2.00 Bathroom, 1,223 sqft Residential on 0.18 Acres

Queensland, Calgary, Alberta

Tucked away on a quiet crescent in a warm, family-friendly neighbourhood, this well-kept three-bedroom bungalow sits on a rare oversized pie-shaped lot backing onto green spaceâ€"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 cabinetsâ€"including an island with a second sinkâ€"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 basementâ€"with its own exterior entranceâ€"offers exceptional flexibility: a large rec room with laminate flooring, a full second kitchen with eating area, a three-piece bathroom, and potential to add two more bedrooms. 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 plumbingâ€"adding lasting value and peace of mind. Step outside into a true backyard oasis. Mature fruit treesâ€"apple, apricot, and cherryâ€"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 standoutâ€"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 awayâ€"and downtown Calgary only a 20-minute driveâ€"this home offers comfort, character, and long-term value for first-time buyers, families, or investors.

Built in 1974

Essential Information

MLS® # A2214151 Price \$699,000

Bedrooms 3
Bathrooms 2.00

Full Baths 2

Square Footage 1,223
Acres 0.18
Year Built 1974

Type Residential

Sub-Type Detached Style Bungalow Status Active

Community Information

327 Queensland Circle Se Address

Subdivision Queensland

City Calgary County Calgary Alberta Province Postal Code T2J 4E3

Amenities

Parking Spaces 4

Alley Access, Double Garage Detached, Garage Door Opener, Heated Parking

Garage, Oversized, RV Access/Parking, 220 Volt Wiring, Additional

Parking

2 # of Garages

Interior

Interior Features Kitchen Island, No Smoking Home, Soaking Tub

Dryer, Electric Stove, ENERGY STAR Qualified Dishwasher, ENERGY **Appliances**

STAR Qualified Refrigerator, Freezer, Range Hood, Refrigerator,

Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None Fireplace Yes # of Fireplaces 1

Fireplaces Brick Facing, Wood Burning, Family Room

Has Basement Yes

Exterior Entry, Finished, Full, Suite Basement

Exterior

Exterior Features Garden

Lot Description Back Lane. Back Yard, **Backs** Park/Green Space, on to

> Creek/River/Stream/Pond, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Pie Shaped Lot, See Remarks, Gazebo, No Neighbours

Behind

Asphalt Shingle Roof

Construction Aluminum Siding, Wood Frame Foundation Poured Concrete

Additional Information

Date Listed April 24th, 2025

Days on Market 11

Zoning R-CG

Listing Details

Listing Office Royal LePage Benchmark

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