



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**220 QUEEN ANNE Place, Calgary T2J 4S3**

MLS®#: **A2180097**

Area: **Queensland**

Listing Date: **11/22/24**

List Price: **\$749,900**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 15-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1975**

Finished Floor Area

Abv Sqft: **1,641**  
Low Sqft:  
Ttl Sqft: **1,641**

Lot Information

Lot Sz Ar: **9,278 sqft**  
Lot Shape:

DOM

**29**  
Layout  
Beds: **4 (3 1)**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Access:

Lot Feat: **Cul-De-Sac,Gentle Sloping**  
Park Feat: **Double Garage Attached**

Parking

Ttl Park: **2**  
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer**  
Int Feat: **Quartz Counters,Recessed Lighting,Track Lighting**  
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 4`6"
Kitchen	Main	10`7" x 10`6"
Living Room	Main	14`7" x 16`0"
Bedroom	Upper	14`8" x 9`0"
Bedroom - Primary	Upper	13`1" x 12`0"
Bedroom	Basement	9`6" x 11`6"
Kitchen	Basement	13`6" x 14`8"

Room	Level	Dimensions
Dining Room	Main	14`7" x 8`1"
Living Room	Main	14`8" x 12`8"
3pc Bathroom	Upper	6`7" x 9`2"
Bedroom	Upper	9`7" x 15`7"
3pc Bathroom	Basement	6`8" x 5`7"
Kitchen	Basement	16`10" x 9`3"
Furnace/Utility Room	Basement	10`4" x 24`3"

Title:  
**Fee Simple**  
Legal Desc:

**7410992**

Zoning:  
**R-CG**

Remarks

Pub Rmks:

**A STUNNING FULLY RENOVATED 2-storey home that combines modern design with functional living. With its extensive upgrades and thoughtful features, this home is ready to impress. Offering four bedrooms and 2.5 bathrooms, it's perfect for families looking for a move-in-ready property with exceptional finishes. Every inch of this home has been transformed. EVERYTHING IS NEW, from the fresh paint and sleek flooring to the stylish fixtures throughout. The main level boasts a bright and open layout, ideal for entertaining and daily living. A spacious family room, warmed by one of the two fireplaces, provides a cozy gathering spot for your loved ones. The updated kitchen shines with contemporary details, providing the perfect space to prepare meals and connect with loved ones. Upstairs, you'll discover three generously sized bedrooms, including a tranquil primary retreat, all showcasing the home's high-quality updates. The renovated bathrooms add a touch of luxury, ensuring both beauty and practicality. The lower level features an illegal suite with its own bedroom, offering flexible living arrangements for extended family or guests. A BRAND-NEW CONCRETE DRIVEWAY leads to the double attached garage, providing convenience and curb appeal. Step outside to enjoy the private yard, complete with a spacious deck perfect for gatherings or relaxation. Nestled in a quiet, family-friendly neighborhood, this home is close to parks, schools, and all necessary amenities. With its FULLY RENOVATED interior and exterior, 220 Queen Anne PI SE is a must-see for anyone seeking a modern, move-in-ready property. Don't miss the opportunity to call this exceptional house your home!**

Inclusions:  
Property Listed By:

**All appliances listed in the appliance section . There are two sets of stoves, microwaves, washer, dryer and refrigerator.**  
**PropZap Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**



















