



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**268 QUEEN ANNE Way, Calgary T2J 4R5**

MLS®#: **A2181618**

Area: **Queensland**

Listing Date: **11/29/24**

List Price: **\$575,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1976**

Lot Information

Lot Sz Ar: **6,049 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,257**

Low Sqft:

Ttl Sqft: **1,257**

DOM

**22**

Layout

Beds: **5 (3 2 )**

Baths: **3.0 (3 0)**

Style: **Bi-Level**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Few Trees,Landscaped**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **None**

Construction: **Wood Frame**  
Flooring: **Carpet,Linoleum**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **None**  
Int Feat: **See Remarks**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>16`5" x 14`2"</b>
<b>Dining Room</b>	<b>Main</b>	<b>13`0" x 9`6"</b>
<b>3pc Ensuite bath</b>	<b>Suite</b>	<b>0`0" x 0`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`6" x 8`2"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>17`0" x 11`0"</b>
<b>Game Room</b>	<b>Basement</b>	<b>15`0" x 13`0"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>14`6" x 9`2"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`0" x 12`8"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`6" x 10`0"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`0" x 12`0"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	

Legal/Tax/Financial

Title: **Fee Simple**  
Legal Desc: **7410992**

Zoning: **R-CG**

Remarks

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Pub Rmks: **This fantastic bi-level home in the quiet community of Queensland offers 5 bedrooms, 3 bathrooms, and a spacious basement with a recreation room. With large windows brightening the space, this property is perfect for families looking to personalize their dream home. Backing onto a back lane and green space, the location is peaceful and ideal for those seeking tranquility. Close proximity to schools, shopping, and the Bow River adds to the appeal of this property with incredible potential. Don't miss out on the opportunity to settle down in Queensland and turn this property into your ideal family home.**

Inclusions:

**None**

Property Listed By:

**Optimum Realty Group**

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