



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**251 QUEEN CHARLOTTE Way, Calgary T2J 4H9**

MLS®#: **A2183644**

Area: **Queensland**

Listing Date: **12/16/24**

List Price: **\$675,000**

Status: **Pending**

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: **5,295 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,191**  
Low Sqft:  
Ttl Sqft: **1,191**

DOM

**5**  
Layout  
Beds: **5 (3 2 )**  
Baths: **3.0 (3 0)**  
Style: **Bi-Level**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped,Rectangular Lot**  
Park Feat: **Double Garage Detached,Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Entrance**

Construction: **Brick,Vinyl Siding,Wood Siding**  
Flooring: **Carpet,Laminate,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Bar,Beamed Ceilings,Closet Organizers,Kitchen Island,Open Floorplan,Quartz Counters,Storage**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>15`0" x 13`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>14`11" x 13`6"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`10" x 8`4"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>16`2" x 12`8"</b>
<b>Family Room</b>	<b>Basement</b>	<b>24`0" x 14`0"</b>
<b>Storage</b>	<b>Basement</b>	<b>8`0" x 7`0"</b>
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>0`0" x 0`0"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>8`0" x 5`0"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`7" x 10`6"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`10" x 7`11"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>10`11" x 10`8"</b>
<b>Laundry</b>	<b>Basement</b>	<b>9`0" x 8`0"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>0`0" x 0`0"</b>

Title:  
**Fee Simple**  
Legal Desc:

**7610120**

Zoning:  
**R-CG**

Remarks

Pub Rmks: **Situated in the heart of Queensland, this beautifully renovated bi-level home offers 2,088 SF of developed living space with 3+2 bedrooms, 3 full bathrooms and an over-sized detached double garage (24'x24'). Upon entering the home you will immediately notice the natural light flooding the open main floor, gleaming laminate flooring and open beamed ceilings. The well thought out kitchen features timeless white cabinetry, large island with eating bar, quartz countertops, stainless steel appliances and gives access to the backyard with expansive deck and patio space for summer entertaining. The spacious dining area and living room with cozy gas fireplace makes the perfect place to gather family and friends. On the main floor you will also find the primary bedroom complete with a walk-in closet and 3 piece ensuite as well as 2 additional guest rooms which share a 4 piece bathroom. The basement is finished with a large family room with wood burning fireplace and bar, 2 more generously scaled bedrooms, 4 piece bathroom, laundry room and ample storage. You will enjoy central AC on those hot summer days! Walking distance from the natural splendor of Fish Creek Park, just steps from schools, parks and minutes to an array of amenities in Deer Valley Market. This home is a MUST SEE!**

Inclusions: **N/A**  
Property Listed By: **Real Broker**

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











