



# 436 Queen Charlotte Road Calgary Alberta

\$530,000

Welcome to the up-and-coming community of Queensland, a neighbourhood experiencing an exciting resurgence thanks to its location, lifestyle, and incredible access to nature. This fully developed 4-bedroom, 3-bath bi-level is move-in ready and located on a quiet street with fantastic neighbours. Enjoy the convenience of being within walking distance to schools, parks, pathways, and everyday amenities. This home offers an open and inviting floor plan featuring a spacious living room with a cozy wood-burning fireplace and a large dining area. The updated kitchen is designed for both function and style, complete with an eating bar, stone countertops, stainless steel appliances, and a window overlooking your fully landscaped/fenced backyard. The main level offers three bedrooms, including a primary bedroom with a 3-piece ensuite, along with an updated 4-piece bathroom. The fully developed basement expands your living space with a large fourth bedroom, den, spacious media room, 3rd bathroom, and plenty of storage--perfect for guests, a home office, or growing families. Being just minutes from Fish Creek Park, miles of trails, nature, and outdoor recreation are right at your doorstep. If you're looking for a home that offers space, comfort, and an unbeatable location, this one is not to be missed! (id:6769)

- Kitchen 14.00 Ft x 9.50 Ft
- 2pc Bathroom 7.42 Ft x 5.08 Ft
- Den 10.92 Ft x 10.67 Ft
- Recreational, Games room 12.58 Ft x 18.25 Ft
- Storage 10.92 Ft x 23.08 Ft
- 3pc Bathroom 7.33 Ft x 6.17 Ft
- 4pc Bathroom 7.50 Ft x 5.08 Ft

- Bedroom 10.83 Ft x 8.25 Ft
- Bedroom 10.83 Ft x 7.92 Ft
- Primary Bedroom 12.58 Ft x 10.50 Ft
- Dining room 12.17 Ft x 8.83 Ft
- Living room 16.25 Ft x 16.00 Ft
- Bedroom 12.58 Ft x 14.50 Ft

Listing Presented By:



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RE/MAX Complete Realty

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**RE/MAX Realty Professionals**

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