



**660 Queen Charlotte Drive SE  
Calgary, Alberta**

**MLS # A2320552**

**\$719,900**



<b>Division:</b>	Queensland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,353 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	8	<b>Baths:</b>	4
<b>Garage:</b>	Block Driveway, Front Drive, Parking Pad, Paved, Rear Drive, Single Garage		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Metal Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, French Door, Laminate Counters, Separate Entrance, Vaulted Ceiling(s)		

**Inclusions:** Refrigerator down, Dishwasher down, Stove down. washer dryer down

OPEN HOUSE Sunday 2pm -4PM. This property has multiply use opportunities, a legal revenue property or live up and rent down or use as your primary residence for a large family. The property has 8 bedrooms and four full bathrooms. There are two separate laundry areas, one on the main and one in the basement. The bungalow has vaulted ceilings in the living and dining room area, new luxury plank floors on the main floor. The bathroom tile upstairs was replaced along with the tub, and shower. The entire main floor and basement has been freshly painted. There is a rear entrance for the basement which leads to the backyard and large parking pad. There is a single attached garage. The basement has a full separate kitchen with french doors leading to a bedroom which could be used as a living room off the kitchen. The flooring in the basement is luxury plank except the bedrooms and baths, the bedroom carpet was replaced a month ago. The basement has its own laundry. The basement bathroom vanity's and toilets were just replaced. All the windows in the basement are egress. The exterior of the property was just painted a modern color and the garage door was just serviced with new bearings and weather stripping. The windows and roof have been replaced approximately 10 years ago. This property shows very well. Patio at rear and the North west fence was replaced.