



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

78 Queen Anne Close SE
Calgary, Alberta

MLS # A2328087



\$499,900

Division:	Queensland		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,344 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: none

Welcome to the desirable community of Queensland! This well-maintained two-story home offers almost 1,350 sq. ft. of comfortable living space in a fantastic location tucked away on a quiet cul-de-sac, just steps from green space connecting to Fish Creek Provincial Park and the Bow River pathway system. A spacious front entrance welcomes you into the bright and inviting living room, featuring laminate flooring and oversized windows that fill the space with natural light. The upgraded kitchen showcases stainless steel appliances, stylish backsplash, and direct access to the beautifully landscaped backyard — perfect for relaxing or entertaining. Upstairs, you'll find 3 generously sized bedrooms, including a huge primary bedroom, along with a well-appointed 4-piece bathroom. The unfinished basement offers endless potential and includes the laundry area, workbench, and plenty of storage space. A newly built parking pad adds extra convenience and value. Enjoy an unbeatable location close to parks, playgrounds, elementary and junior high schools, Catholic schools, medical clinics, daycare, shopping amenities, restaurants, public transit, and a dog park. You'll also appreciate quick access to Deerfoot Trail for an easy commute. Outdoor enthusiasts will love being minutes away from scenic walking and biking pathways, Sikome Lake, and endless recreational opportunities. Call today to book your private viewing!