



GRASSROOTS
REALTY GROUP

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731 Queensland Drive SE
Calgary, Alberta

MLS # A2334302



\$639,900

Division:	Queensland		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,373 sq.ft.	Age:	1976 (50 yrs old)
Beds:	4	Baths:	3
Garage:	Alley Access, Covered, Driveway, Enclosed, Front Drive, Garage Faces Front		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Private, See Re		

Heating:	Central, Forced Air	Water:	-
Floors:	Concrete, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, High Ceilings, Laminate Counters, Open Floorplan, See Remarks, Separate Entrance, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

WOW! Welcome to this beautifully updated bungalow in the established community of Queensland, SE Calgary! Offering 2,600 square feet of fully developed living space, this spacious home blends timeless character with modern renovation. The bright and inviting main floor features soaring vaulted ceilings, a large skylight that fills the kitchen with natural light, new luxury vinyl plank flooring (2026), and fresh paint throughout (2026). The kitchen is equipped with new stainless steel appliances (2026), while the cozy living area is anchored by a stunning wood-burning fireplace with gas assist. Down the hall you will find three generous bedrooms and two full bathrooms, including a primary retreat with its own private ensuite, walk-in closet, and French doors leading to the rear deck. The bathrooms have all been tastefully refreshed with new vanities, toilets, faucets, mirrors (2026), and a new tub/shower surround in the main bathroom (2026). The fully developed basement, with new painted concrete floors, showcases an additional bedroom, den, full bathroom, large recreation area, laundry room with utility sink (2026), and ample storage. Noteworthy mechanical/infrastructure updates/upgrades here include central air conditioning, newer furnace (2016), new thermostat, new central vacuum system (2026), two newer hot water tanks (approx. 2 years/10 years old), and newer asphalt shingles (approx. 7 years old). The home also features all copper plumbing and all copper electrical wiring (no aluminum wiring). Outside, enjoy the sunny south-facing backyard, complete with a large wooden deck, concrete stone patio, and a fully fenced yard. The single attached garage is insulated and drywalled, and additional parking is available on the long front driveway. Located close to schools, parks, shopping, transit, Fish Creek Park, and the Bow River pathway system, this one-of-a-kind

bungalow offers exceptional value. Don't miss out, call now!