

# \$679,000 - 327 Queensland Circle Se, Calgary

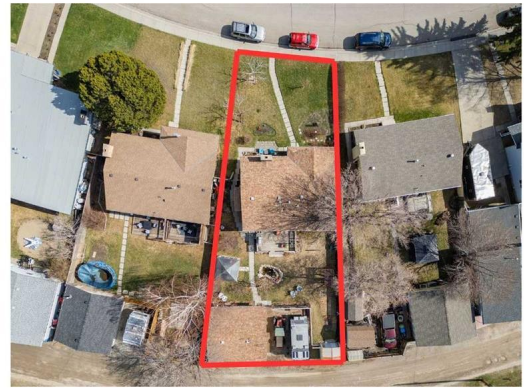
MLS® #A2230340

**\$679,000**

3 Bedroom, 2.00 Bathroom, 1,223 sqft  
Residential on 0.18 Acres

Queensland, Calgary, Alberta

Tucked away on a quiet crescent in a warm, family-friendly neighbourhood, this well-kept three-bedroom bungalow with 2,200+ sqft developed living space sits on a rare oversized pie-shaped lot backing onto green space—no neighbours behind, and just minutes from the trails of Fish Creek Provincial Park. From the moment you arrive, the inviting curb appeal stands out, with a generous front yard and a spacious backyard perfect for both play and relaxation. Inside, rich hardwood floors run through most of the main level, complemented by brand new vinyl plank flooring in the kitchen and large, bright dining area. The living room is filled with natural light and features a cozy brick-surround wood-burning fireplace. The kitchen, updated with solid maple cabinets—including an island with a second sink—and newer refrigerator and dishwasher, flows into the dining area and opens to a large rear deck, perfect for summer gatherings. The primary bedroom overlooks the peaceful yard, joined by two additional main-floor bedrooms and a stylish four-piece bathroom with a soaker tub and separate walk-in shower. The fully developed basement—with its own exterior entrance—offers exceptional flexibility: a large rec room with laminate flooring, a full summer kitchen with eating area, a three-piece bathroom, and room to add two more bedrooms without compromising the well lit family room. It's ideal for multigenerational living or rental potential (subject to City approval), or simply extra



space to spread out. A laundry room with washer, dryer, and ample storage adds everyday convenience. Key upgrades include a regularly serviced high-efficiency furnace, copper wiring that enters the house underground, and predominantly copper plumbing—adding lasting value and peace of mind. Step outside into a true backyard oasis. Mature fruit trees—apple, apricot, and cherry—flourish alongside raspberries, Nanking cherries, rhubarb, two grape varieties, kiwifruit, and a thriving asparagus plant ready for its first harvest. There’s room for kids to play, gardens to grow, and summer barbecues to unfold. A charming gazebo offers shade on sunny afternoons, while a good size shed keeps your tools and garden gear organized. A tranquil water feature completes the picture. The oversized, heated double garage is a standout—equipped with 220V wiring, ideal for power tools, a workshop, or charging your electric vehicle. In addition to the garage, there’s ample parking at the back of the lot - perfect for extra vehicles or your RV. With schools, shopping, transit, and community amenities just minutes away—and downtown Calgary only a 20-minute drive—this home offers comfort, character, and long-term value for first-time buyers, families, or investors.

Built in 1974

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2230340  |
| Price          | \$679,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,223     |
| Acres          | 0.18      |
| Year Built     | 1974      |

|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bungalow    |
| Status   | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 327 Queensland Circle Se |
| Subdivision | Queensland               |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2J 4E3                  |

### Amenities

|                |  |
|----------------|--|
| Parking Spaces | 4  |
| Parking        | 220 Volt Wiring, Additional Parking, Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage, Oversized, RV Access/Parking |
| # of Garages   | 2  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Kitchen Island, No Smoking Home, Soaking Tub   |
| Appliances        | Dryer, Electric Stove, Freezer, Range Hood, Refrigerator, Washer, Window Coverings, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Refrigerator |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Brick Facing, Family Room, Wood Burning  |
| Has Basement      | Yes  |
| Basement          | Exterior Entry, Finished, Full, Suite  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Garden   |
| Lot Description   | Back Lane, Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, No Neighbours Behind, Pie Shaped Lot, See Remarks, Gazebo |
| Roof              | Asphalt Shingle  |

|              |                             |
|--------------|-----------------------------|
| Construction | Aluminum Siding, Wood Frame |
| Foundation   | Poured Concrete             |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 4               |
| Zoning         | R-CG            |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.