\$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 spaceâ€"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 cabinetsâ€"including an island with a second sinkâ€"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 basementâ€"with its own exterior entranceâ€"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 plumbingâ€"adding lasting value and peace of mind. Step outside into a true backyard oasis. Mature fruit treesâ€"apple, apricot, and cherryâ€"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 standoutâ€"equipped with 220V wiring, ideal for power tools, a workshop, or charging your electric vehicle. In addition to the garage, thereâ€[™]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 awayâ€"and downtown Calgary only a 20-minute driveâ€"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 Sub-Type	Residential 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	Additional Parking, Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage, Oversized, RV Access/Parking, 220 Volt Wiring		
# of Garages	2		
Interior			
Interior Features	Kitchen Island, No Smoking Home, Soaking Tub		
Appliances	Dryer, Electric Stove, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Refrigerator, Freezer, Range Hood, Refrigerator, Washer, Window Coverings		
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, Gazebo, Landscaped, No Neighbours Behind, Pie Shaped Lot, See Remarks		
Roof	Asphalt Shingle		

Construction	Aluminum Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 13th, 2025
Days on Market	10
Zoning	R-CG

Listing Details

Listing Office Royal LePage Benchmark

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