

# \$719,900 - 315 Queen Anne Way Se, Calgary

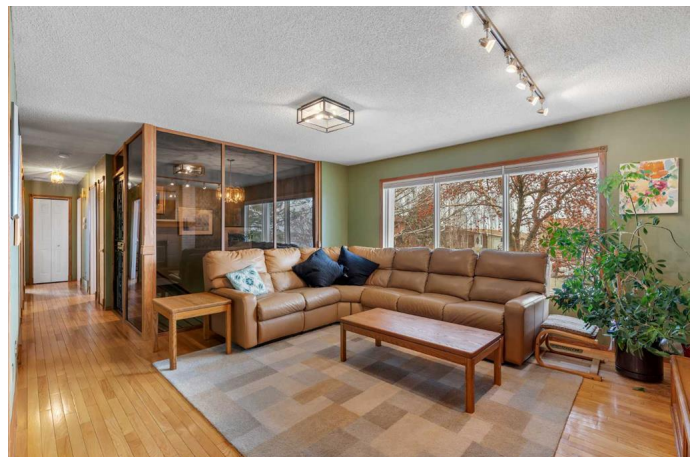
MLS® #A2209523

**\$719,900**

6 Bedroom, 4.00 Bathroom, 1,983 sqft  
Residential on 0.15 Acres

Queensland, Calgary, Alberta

Welcome to 315 Queen Anne Way SE. Step into this beautifully upgraded 6-bedroom home, offering a perfect blend of style, space, and functionality. With 3 bedrooms up and 3 down, this expansive layout is ideal for growing families, multigenerational living, or anyone looking for flexibility and room to breathe. Inside, you'll be greeted by hardwood flooring throughout the main level, complemented by new vinyl plank flooring in the fully finished basement. The main floor office and laundry (Kenmore washer/dryer) add everyday convenience, while the luxurious primary retreat features a spa-inspired jetted tub and double vanities, creating your own personal escape. Stay cozy all year round with three fireplaces—including one wood-burning, one gas, and one electric—and enjoy modern comfort with a newer furnace, air conditioning, and a tankless hot water system. The kitchen is equipped with a breakfast bar, center island and high-end stainless steel appliances including a Miele wall oven, convection cooktop, warming drawer, dishwasher, and Maytag fridge. You'll love the blend of performance and design in every detail. Step outside to enjoy the expansive west-facing Mahogany deck and exposed aggregate patio, perfect for entertaining, and the new front concrete and rear grade-level patio that extend your living space outdoors. The super-sized double garage is a dream, featuring a suspended gas heater and dust collection system—ideal for hobbyists or those in need



of a serious workspace. Additional highlights include newer siding and roof, newer Hunter Douglas window coverings, and countless spacious bedrooms. The property is in a superb location, mere steps from the ridge, schools and greenspaces, shopping centers, major roadways (Deerfoot), the Bow River, and all other essential amenities.

Built in 1976

### **Essential Information**

MLS® #	A2209523
Price	\$719,900
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,983
Acres	0.15
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	315 Queen Anne Way Se
Subdivision	Queensland
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 4R7

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached, Oversized
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Jetted Tub, Kitchen Island, Soaking Tub, Storage, Walk-In Closet(s), Bar
Appliances	Dishwasher, Dryer, Refrigerator, Washer, Window Coverings, Built-In Oven, Convection Oven, Induction Cooktop, Warming Drawer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Electric, Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 11th, 2025
Days on Market	3
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX First
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