

\$499,888 - 312 Queensland Road Se, Calgary

MLS® #A2270696

\$499,888

3 Bedroom, 2.00 Bathroom, 1,388 sqft

Residential on 0.15 Acres

Queensland, Calgary, Alberta

****OPENHOUSE SATURDAY NOVEMBER 15,2024 2-4PM**** This well-located split-level home offers a functional layout, generous room sizes and valuable parking features including a 3-car garage and an RV pad. Hardwood floors on the main level add warmth and durability, while a bayed living room brings in natural light for everyday comfort. A well-laid-out kitchen provides ample cabinet space, a centre island with a raised breakfast bar and clear sightlines into the dining room to support easy mealtimes and relaxed entertaining. A glass-enclosed sunroom sits just off the kitchen for quiet morning coffees or extra space to unwind in any season. Upstairs, a primary bedroom features patio sliders for direct access to the backyard, creating a convenient indoor-outdoor flow. 2 additional bedrooms and a 5-piece bathroom complete this level with flexibility for families or guests. A spacious lower-level rec room provides room for movies, games and casual gatherings, while French doors open to a den perfect for a quiet work or hobby space. A 4-piece bathroom on this level adds further convenience. The basement remains unfinished, providing abundant storage and future development potential. Outside, an expansive grassy yard delivers space for kids and pets to play and a deck off the primary bedroom enhances outdoor living options. A triple car garage plus RV parking to the side creates outstanding functionality for vehicles, hobbies and equipment. This home is set in



the walkable community of Queensland where residents enjoy quick access to both the Bow River and Fish Creek Park, along with nearby shopping at Deer Valley Market Place and Deer Ridge Shopping Centre. Local schools, playgrounds, green spaces and an active community centre with year-round programs contribute to the everyday convenience and family-friendly feel of this established southeast neighbourhood.

Built in 1974

Essential Information

MLS® #	A2270696
Price	\$499,888
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,388
Acres	0.15
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	312 Queensland Road Se
Subdivision	Queensland
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 3S6

Amenities

Parking Spaces	3
Parking	Triple Garage Detached
# of Garages	3

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Double Vanity, Kitchen Island, Soaking Tub, Storage
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 13th, 2025
Zoning	R-CG

Listing Details

Listing Office	Royal LePage Blue Sky
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