

# \$399,000 - 18 Queen Anne Close Se, Calgary

MLS® #A2218600

**\$399,000**

3 Bedroom, 2.00 Bathroom, 1,170 sqft

Residential on 0.00 Acres

Queensland, Calgary, Alberta

Located in the family friendly community of Queensland this beautifully updated 3-bedroom, 1.5-bathroom townhome offers the perfect blend of comfort, style, and value. With an updated kitchen, fully finished basement, and a private backyard oasis, this home is ideal for first-time buyers, investors, or those looking to downsize. Step, inside to a sun-filled living room with large windows and warm hardwood flooring, creating an inviting space to relax or entertain. The kitchen is a true highlight—thoughtfully updated with sleek quartz countertops, a white subway tile backsplash, stainless steel appliances and access to your private fenced yard with a charming stone patio—perfect for outdoor meals or relaxing evenings. Upstairs, the spacious primary bedroom easily fits a king-size bed and additional furniture. Two more bedrooms and a stylish 4-piece bathroom complete the upper level. The fully finished basement provides a cozy rec room, laundry and abundant storage. An assigned parking spot can be found just outside the unit. All this plus it backs onto green space and located just minutes from parks, shopping, Fish Creek Park, schools, public transit, and major routes—this home truly has it all. Don't miss your chance to live in one of Calgary's most accessible and welcoming communities! You won't be disappointed.

Built in 1981



## Essential Information

MLS® #	A2218600
Price	\$399,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,170
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	18 Queen Anne Close Se
Subdivision	Queensland
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 6N6

## Amenities

Amenities	Parking, Snow Removal, Visitor Parking
Parking Spaces	1
Parking	Stall

## Interior

Interior Features	Built-in Features, Ceiling Fan(s), Storage
Appliances	Dishwasher, Dryer, Gas Range, Range Hood, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
-------------------	--------------

Lot Description	Back Yard, Landscaped, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 8th, 2025
Days on Market	3
Zoning	M-CG

**Listing Details**

Listing Office	RE/MAX Landan Real Estate
----------------	---------------------------

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.