

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

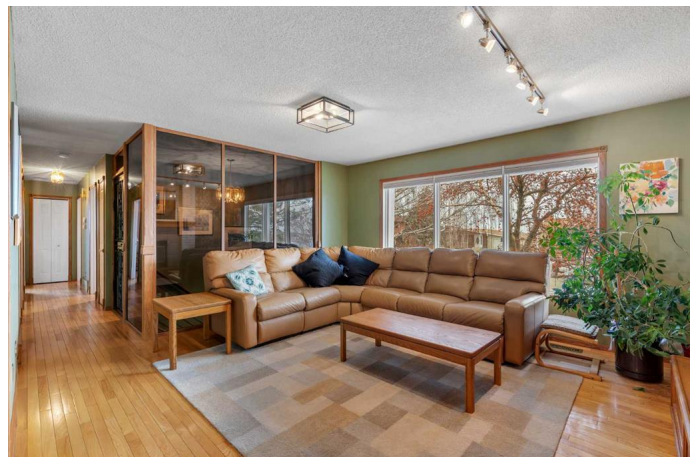
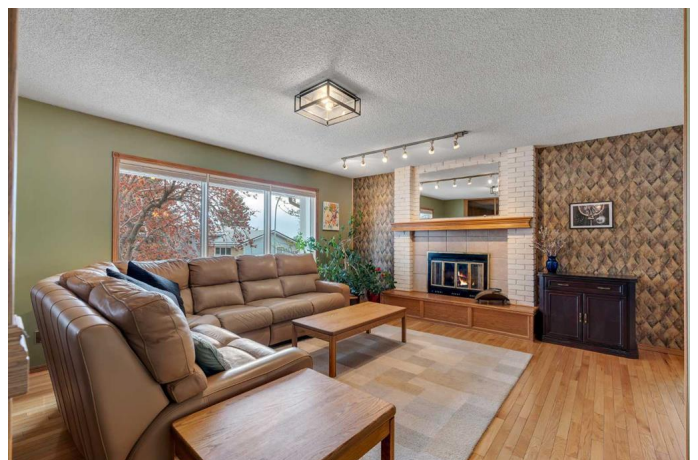
MLS® #A2209523

**\$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 | Bar, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Jetted Tub, Kitchen Island, Soaking Tub, Storage, Walk-In Closet(s) |
| Appliances        | Built-In Oven, Convection Oven, Dishwasher, Dryer, Induction Cooktop, Refrigerator, Warming Drawer, Washer, Window Coverings                 |
| 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 | 7                |
| Zoning         | R-CG             |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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.