

# \$344,000 - 6 Queen Anne Close Se, Calgary

MLS® #A2260085

**\$344,000**

3 Bedroom, 2.00 Bathroom, 1,160 sqft

Residential on 0.00 Acres

Queensland, Calgary, Alberta

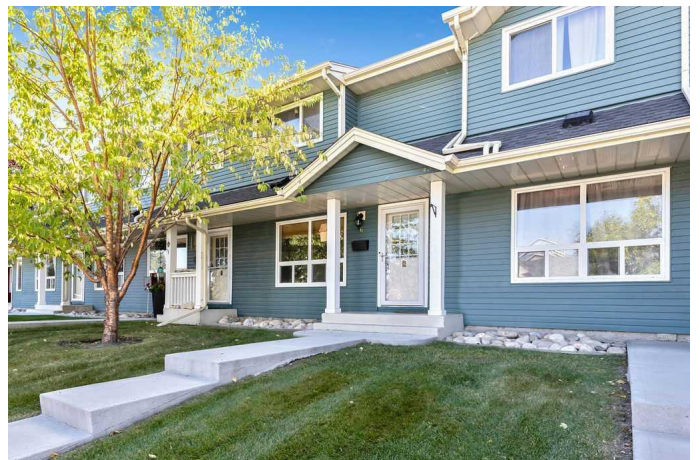
This inviting 3-bedroom townhouse combines comfort, convenience, and charm in a pet-friendly setting. Step inside to a bright open layout where the dining space blends easily with the living area, perfect for family meals or entertaining friends. The kitchen is equipped with stainless steel appliances and flows naturally into the main floor living space.

Upstairs, you'll find three comfortable bedrooms and a beautifully renovated 5-piece bathroom with double sinks, offering both style and practicality for busy mornings. The fully finished basement adds valuable extra space that can be used as a family room, home office, or play area.

The south-facing fenced yard is a true highlight, opening directly onto green space for privacy, relaxation, and room for pets or children to play.

Recent updates bring peace of mind with a new furnace installed in 2023 and fresh carpet on the main floor in September 2025.

Enjoy the lifestyle that comes with being just a short walk to Fish Creek Park, with its endless trails and natural beauty. schools, shopping, community centre, parks, and convenient transit options are all nearby, making this an ideal home for families, professionals, and anyone seeking a balance of nature and city living.



Built in 1981

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2260085      |
| Price          | \$344,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,160         |
| Acres          | 0.00          |
| Year Built     | 1981          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

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

## Amenities

|                |       |
|----------------|-------|
| Amenities      | Other |
| Parking Spaces | 1     |
| Parking        | Stall |

## Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home, Open Floorplan                                                               |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                       |
| Cooling           | None                                                                                          |
| Has Basement      | Yes                                                                                           |
| Basement          | Finished, Full                                                                                |

## Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior Features | Private Yard                                                          |
| Lot Description   | Back Lane, Back Yard, Backs on to Park/Green Space, Landscaped, Level |
| Roof              | Asphalt Shingle                                                       |
| Construction      | Vinyl Siding, Wood Frame                                              |
| Foundation        | Poured Concrete                                                       |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2025 |
| Days on Market | 23                   |
| Zoning         | M-CG d44             |

### **Listing Details**

|                |                                               |
|----------------|-----------------------------------------------|
| Listing Office | Fair Commissions Realty & Property Management |
|----------------|-----------------------------------------------|

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