



THE
A-TEAM

**RE/MAX
FIRST**

244 QUEENSLAND Road, Calgary T2J 3S3

MLS®#: **A2153884** Area: **Queensland** Listing Date: **08/09/24** List Price: **\$649,000**
 Status: **Active** County: **Calgary** Change: **-\$20k, 07-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1974**
Lot Information
 Lot Sz Ar: **6,749 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,139**
 Low Sqft:
 Ttl Sqft: **1,139**

DOM

41
Layout
 Beds: **3 (3)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Yard,Front Yard**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Hardwood,Tile**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Ceiling Fan(s),Granite Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	11`7" x 5`9"	Kitchen	Main	13`4" x 13`4"
Dining Room	Main	10`5" x 9`11"	Living Room	Main	14`1" x 11`7"
Bedroom - Primary	Main	13`4" x 11`5"	Bedroom	Main	10`4" x 9`11"
Bedroom	Main	10`4" x 10`2"	3pc Bathroom	Main	7`11" x 5`4"
4pc Ensuite bath	Main	7`7" x 4`11"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

731317

Zoning:
R-C1

Remarks

Pub Rmks:

Welcome to 244 Queensland Road SE. All the heavy lifting has been done here as extensive renovations have significantly updated this fantastic family home inside and out! Front deck and stairs, James Hardie siding, eaves troughs, soffit and fascia in 2023. The bright living room with wood (gas/log lighter) burning fireplace, new 3/4" plywood subfloor and hardwoods replaced in 2014. The kitchen was completely renovated with new plumbing, appliances, tile and windows. Granite countertops, and a spacious dining room with built-in desk area. There are 3 bedrooms on the main level including the primary with 4 piece ensuite (both bathrooms renovated in 2018) The primary bedroom has it's own private deck and is a great place to relax. The yard is absolutely massive, fully fenced with a second deck (MBR deck and fence done in 2019) The basement is ready for your ideas and offers plenty of additional room with direct access to the double attached garage! Some of the other renos include fence and gates, main and second bathroom plumbing, drywall, tile, fixtures and sound proof insulation, exterior concrete steps, driveway and retaining walls, new furnace, ducting, A/C and hot water tank in 2016, MBR exterior doors, primary bath window, kitchen window, living room windows and rear exterior door replaced in 2016, all aluminum wire replaced, electrical panel upgraded in 2015, dining, and front bedroom windows replaced in 2013, new shingles, attic ventilation fan, front exterior door and bedroom carpets . Close to all levels of schools, shopping and public transit! Don't miss this one!

Inclusions:
Property Listed By:

None
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TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123