



THE
A-TEAM

**RE/MAX
FIRST**

255 QUEEN TAMARA Way, Calgary T2J4E6

MLS®#: **A2154258**

Area: **Queensland**

Listing Date: **08/29/24**

List Price: **\$659,000**

Status: **Active**

County: **Calgary**

Change: **-\$11k, 11-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1975**

Finished Floor Area
Abv Sqft: **1,403**
Low Sqft:
Ttl Sqft: **1,403**

Lot Information

Lot Sz Ar: **6,000 sqft**
Lot Shape:

DOM

21
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **Bungalow**

Parking

Ttl Park: **4**
Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Lawn,Paved,Private,See Remarks**
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer**
Int Feat: **No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Main	12`5" x 11`11"
Bedroom	Main	8`0" x 9`8"
Living Room	Main	26`2" x 12`11"
Mud Room	Main	5`9" x 3`7"
Walk-In Closet	Main	5`9" x 3`0"
Eat in Kitchen	Main	11`1" x 11`1"
Flex Space	Basement	23`9" x 12`10"

Room	Level	Dimensions
Bedroom	Main	13`1" x 8`11"
Dining Room	Main	9`1" x 12`5"
Entrance	Main	6`2" x 7`8"
3pc Ensuite bath	Main	6`11" x 5`9"
4pc Bathroom	Main	9`8" x 5`0"
Game Room	Basement	11`5" x 12`3"
Storage	Basement	3`2" x 4`4"

Laundry
Bedroom
Bedroom

Basement
Basement
Basement

8`11" x 5`9"
10`9" x 18`10"
9`6" x 12`10"

4pc Bathroom
2pc Ensuite bath

Basement
Basement

4`10" x 10`10"
6`4" x 9`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7410107

Zoning:
R-C1

Remarks

Pub Rmks:

******OPEN HOUSE SEPTEMBER 21 2-4 pm ***Welcome to the Queensland community! This stunning bungalow with an attached garage features three spacious bedrooms on the main floor and 1.5 bathrooms, including a master bedroom with an ensuite bathroom and a walk-in closet. The extra-large living room, with three large windows that let in plenty of natural light, is perfect for relaxation. The open kitchen area, along with a generous space for dining and entertainment, makes this home an ideal place to call your own. Head down to the basement, where you'll find an expansive area perfect for a recreation center, enough space to build your own bar or home theatre. Additionally, there are two large bedrooms and 1.5 bathrooms, providing the perfect setup for hosting guests or accommodating family while maintaining your privacy. Did I mention that Fish Creek Park is just 5 minutes away? Perfect for a day of hiking or a nature walk with your dog. Southcentre Mall is only a 10-minute drive, and a nearby Co-op grocery store and various restaurants are just 5-10 minutes away. Don't miss out—book your private showing today!**

Inclusions:
Property Listed By:

None
Homecare Realty Ltd.

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









