



THE
A-TEAM

**RE/MAX
FIRST**

252 QUEENSLAND Drive, Calgary T2J3R8

MLS®#: **A2157347**

Area: **Queensland**

Listing Date: **08/15/24**

List Price: **\$685,000**

Status: **Active**

County: **Calgary**

Change: **-\$14k, 09-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1973**

Finished Floor Area

Abv Sqft: **1,132**

Low Sqft:

Ttl Sqft: **1,132**

Lot Information

Lot Sz Ar: **5,791 sqft**

Lot Shape:

DOM

34

Layout

Beds: **5 (3 2)**

Baths: **2.5 (2 1)**

Style: **Bungalow**

Parking

Ttl Park: **3**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Bar Fridge,Dishwasher,Electric Oven,Microwave,Range,Refrigerator,Washer/Dryer

Int Feat:

Bar,Open Floorplan,Quartz Counters,Vinyl Windows

Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Main	12`8" x 10`6"
Bedroom	Main	10`6" x 8`0"
4pc Bathroom	Main	7`5" x 4`10"
Living Room	Main	23`8" x 14`8"
Bedroom	Basement	12`7" x 12`11"
Laundry	Basement	12`11" x 11`11"
Game Room	Basement	23`1" x 24`7"

Room	Level	Dimensions
Bedroom	Main	9`4" x 9`5"
2pc Ensuite bath	Main	4`7" x 4`10"
Kitchen	Main	16`2" x 8`5"
Bedroom	Basement	12`10" x 8`4"
3pc Bathroom	Basement	9`3" x 4`11"
Other	Basement	4`8" x 8`3"

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

731317

Remarks

Pub Rmks: **Welcome to this beautifully renovated home located in the mature and picturesque neighborhood of Queensland. This home has been meticulously renovated with high-quality finishes and modern amenities, offering both comfort and style. Key features include a brand new roof, updated plumbing and electrical work complete with modern pot lights. The brand new windows enhance energy efficiency and aesthetic appeal. Recent updates include a hot water tank and furnace. The exterior boasts brand new vinyl siding on both the house and garage, along with new soffits, gutters, and fencing, ensuring a fresh and polished look. The brand new garage door and brand new fence adds to the home's curb appeal and functionality. Inside, you'll find LVP flooring throughout, providing a durable and stylish foundation. The kitchen features sleek quartz countertops, and the washroom and wet bar are adorned with high-quality porcelain tiles. An electric fireplace adds warmth and ambiance to the basement space, while Samsung appliances offer modern and reliable kitchen amenities. This spacious home offers five bedrooms and 2.5 bathrooms, with three bedrooms on the upper level and two in the finished basement, which also includes a wet bar. A double garage provides ample parking and storage space. Situated in a prime location, with access to fish creek park, minutes away from Bow river. Queensland offers access to nearby transit, all within less than four kilometers, making commuting a breeze. Proximity to Deerfoot Trail ensures that downtown Calgary is only a 20-minute drive away. This home perfectly combines modern updates with a convenient location in the desirable community of Queensland. Don't miss the opportunity to make this stunning property your new home!**

Inclusions:
Property Listed By: **na
Century 21 Bravo Realty**

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













