



THE
A-TEAM

**RE/MAX
FIRST**

201 QUEENSLAND Drive, Calgary T2J 3R3

MLS®#: **A2158281**

Area: **Queensland**

Listing Date: **08/16/24**

List Price: **\$589,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,033

Year Built:

1974

Low Sqft:

Ttl Sqft:

1,033

Lot Information

Lot Sz Ar:

4,542 sqft

Lot Shape:

DOM

33

Layout

Beds:

5 (3 2)

Baths:

2.0 (2 0)

Style:

Bi-Level,Side by Side

Parking

Ttl Park:

1

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Dog Run Fenced In,Front Yard,Garden
Off Street,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony,Garden,Lighting,Private**

Entrance,Private Yard,Storage

Construction:

Brick,Stucco

Flooring:

Ceramic Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Electric Range,Range Hood,Refrigerator,Washer,Washer/Dryer Stacked

Int Feat:

Built-in Features,Kitchen Island,Quartz Counters,Recessed Lighting,Storage

Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	8`0" x 7`10"
Bedroom	Main	11`6" x 12`2"
Dining Room	Main	11`6" x 10`3"
Living Room	Main	11`6" x 11`9"
Bedroom	Lower	10`11" x 11`6"
Family Room	Lower	10`11" x 22`7"
Laundry	Lower	9`6" x 10`9"

Room	Level	Dimensions
Bedroom	Main	9`5" x 9`9"
Bedroom	Main	9`6" x 12`2"
Kitchen	Main	9`5" x 13`0"
4pc Bathroom	Lower	9`6" x 7`11"
Bedroom	Lower	9`6" x 14`9"
Kitchen	Lower	9`11" x 10`4"

Title:
Fee Simple
Legal Desc:

731098

Zoning:
R-C2

Remarks

Pub Rmks:

Fully Renovated | Illegal Basement Suite | 5 BED + 2 BATH | Detached Garage | West Backyard | 162 ft deep lot (massive backyard) | Highly Sought-After Neighbourhood Welcome to this renovated duplex in the well-established community of Queensland. Featuring an illegal basement suite and a single car garage, this home is designed for modern comfort and convenience. This fully-renovated 5-bedroom, 2-bathroom house is perfect for any investors or first time buyers with its fully finished illegal basement. On the main floor, the spacious living room with a fireplace, with its expansive window, floods the space with natural light, creating an inviting atmosphere perfect for relaxation or entertaining guests. Adjacent to this space is a beautiful outdoor balcony, offering a serene spot to unwind and soak in the evening sun. The kitchen is equipped with newer cabinets, ample counter space, modern appliances and an island perfect for any chefs/cooks. Down the hall you will find a stacked laundry adjacent to a 4pc bathroom. Three generously sized bedrooms, with ample closet space, complete the main floor, providing ease and practicality for daily living. Descend to the lower level and discover a highly practical layout designed for versatility. This level offers flexible living arrangements and great opportunities. There is a large living space here. The fully equipped kitchen, adds to the functionality of this space. Two spacious bedrooms, a utility room with an additional set of laundry machines, and space for storage enhances the flexibility of the basement. This level also includes a 4pc bathroom. Outside, you will find a single car detached garage and an expansive back yard. This property is conveniently located near an off-leash dog park, public transportation, shopping areas, restaurants, and more. Experience the perfect blend of comfort, accessibility, and modern living in this delightful home. Book a showing today!

Inclusions:
Property Listed By:

2nd Refrigerator, 2nd Range, 2nd Range Hood
Real Broker

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









