



THE
A-TEAM

**RE/MAX
FIRST**

637 QUEENSLAND Place, Calgary T2J 6R6

MLS® #: **A2161214**

Area: **Queensland**

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

List Price: **\$399,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1981**

Finished Floor Area
Abv Sqft: **1,124**
Low Sqft:
Ttl Sqft: **1,124**

DOM

20
Layout
Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking
Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Backs on to Park/Green Space Stall**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings**
Int Feat: **Laminate Counters, No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`9" x 4`7"
Kitchen	Main	11`1" x 10`6"
4pc Bathroom	Upper	7`8" x 4`11"
Bedroom	Upper	8`3" x 14`9"

Room	Level	Dimensions
Dining Room	Main	13`8" x 9`0"
Living Room	Main	13`8" x 9`1"
Bedroom	Upper	8`5" x 9`4"
Bedroom - Primary	Upper	15`0" x 10`7"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$458

Fee Simple
Fee Freq:
Monthly

M-CG d44

Legal Desc: 8210591

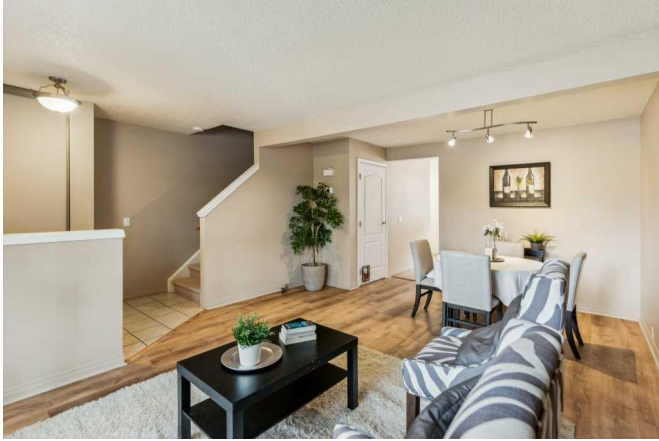
Remarks

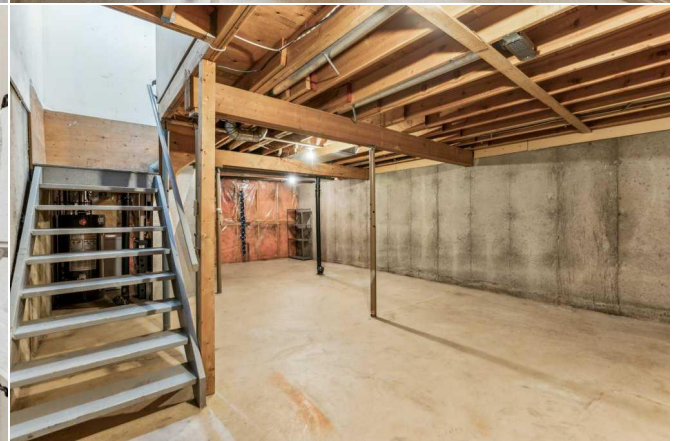
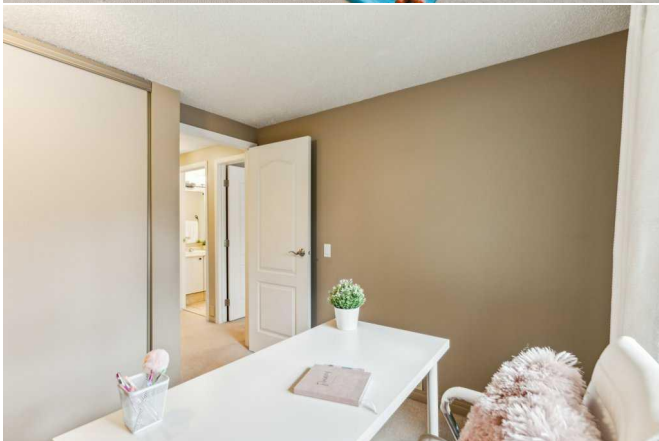
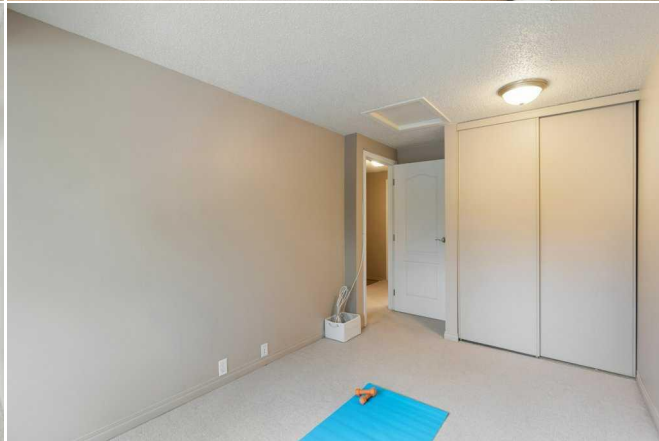
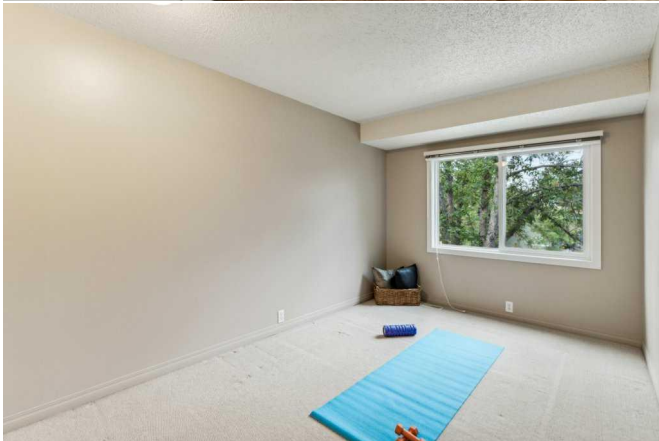
Pub Rmks: **OPEN HOUSE: SUNDAY SEPTEMBER 15 FROM 12-2PM. Well maintained 3 bedroom, 1.5 bathroom townhome, ideal for families, first time home buyers or investors in the community of Queensland! As you enter the front tiled foyer, notice the neutral decor and the large living room window in the open living/dining room combo. Newer luxury vinyl flooring flows through the whole main floor. The kitchen features White Kitchen Cabinets, with Stainless Steel Appliances, a stylish backsplash and a large window overlooking the back yard. The back yard is fully fenced, with a large deck, and is backing on to a quiet greenspace. Tucked away at the back entry is a private 2 piece powder room. Upstairs there are 3 bedrooms, including the huge primary bedroom, a full 4 piece bathroom, and a convenient linen closet. The unfinished basement is home to laundry, and is very clean and open, just waiting for your personal touch! Recent exterior work in this well run complex includes painting, new lighting, and new eaves/soffit/facia. Located just steps to the open Reserve Area, and walking distance to a Strip mall. The community boasts parks, schools and tons of amenities!**

Inclusions: N/A
Property Listed By: Royal LePage Mission Real Estate

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









637 Queensland PI SE, Calgary, AB

Main Floor Exterior Area 553.53 sq ft
Interior Area 506.00 sq ft



PREPARED: 2024/09/26



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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2nd Floor Exterior Area 571.20 sq ft
Interior Area 521.75 sq ft



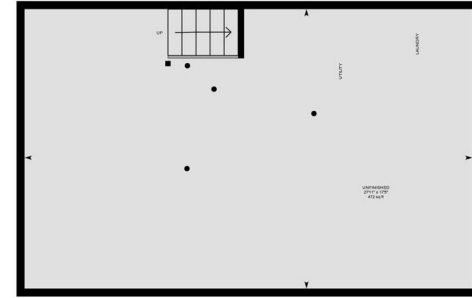
PREPARED: 2024/09/26



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637 Queensland PI SE, Calgary, AB

Basement (Below Grade) Exterior Area 552.09 sq ft
Interior Area 488.80 sq ft



PREPARED: 2024/09/26



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