



THE
A-TEAM

**RE/MAX
FIRST**

903 B QUEENSLAND Drive, Calgary T2J 5E5

MLS® #: **A2175768**

Area: **Queensland**

Listing Date: **10/27/24**

List Price: **\$440,000**

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:

918

Year Built:

1976

Low Sqft:

Ttl Sqft:

918

Lot Information

Lot Sz Ar:

3,896 sqft

Lot Shape:

DOM

24

Layout

Beds:

3 (3)

Baths:

1.0 (1 0)

Style:

Bungalow,Side by

Side

Parking

Ttl Park:

0

Garage Sz:

Access:

Lot Feat:

Other

Park Feat:

Off Street

Utilities and Features

Roof: **Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **None**

Construction:

Wood Frame

Flooring:

Carpet

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Other**

Int Feat: **Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	10`0" x 8`1"
Kitchen With Eating Area	Main	10`3" x 9`8"
Bedroom	Main	7`5" x 12`11"
Other	Basement	5`11" x 6`1"
Game Room	Basement	24`11" x 12`4"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	13`2" x 15`7"
Bedroom	Main	9`6" x 10`0"
Bedroom - Primary	Main	9`11" x 13`2"
Storage	Basement	18`9" x 7`6"
Other	Basement	1`8" x 7`3"

Flex Space

Basement

12`10" x 14`9"

4pc Bathroom
Legal/Tax/Financial

Main

9`11" x 4`11"

Title:

Fee Simple

Legal Desc:

7610474

Zoning:

0

Remarks

Pub Rmks:

Welcome to this inviting bungalow duplex, nestled in the vibrant community of Queensland. This over 900 SF, 3 bedroom bungalow is perfect for the savvy investor, renovator or home handyman looking for great value. This home is in a prime location, close to the outdoor refuge of Fish Creek Park with shopping, schools and amenities all close by. Features include a large living room with open kitchen with an abundance of cabinets plus an eating area, 3 bedrooms on main floor, and 4 piece main bath completes the level. The finished basement offers a large rec room area. Call to view today!

Inclusions:

N/A

Property Listed By:

Homecare Realty Ltd.

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