



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)**  
City/Town: **Calgary**  
Year Built: **1976**

Lot Information

Lot Sz Ar: **3,896 sqft**  
Lot Shape:

Access:  
Lot Feat: **Other**  
Park Feat: **Off Street**

Finished Floor Area

Abv Sqft: **918**  
Low Sqft:  
Ttl Sqft: **918**

DOM

**55**  
Layout  
Beds: **3 (3)**  
Baths: **1.0 (1 0)**  
Style: **Bungalow, Side by Side**

Parking

Ttl Park: **0**  
Garage Sz:

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

Room	Level	Dimensions
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"

Room	Level	Dimensions
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**