



THE
A-TEAM

**RE/MAX
FIRST**

252 QUEENSLAND Drive, Calgary T2J3R8

MLS®#: **A2176037**

Area: **Queensland**

Listing Date: **10/30/24**

List Price: **\$649,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

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

Access:

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

DOM

21
Layout
Beds: **5 (3 2)**
Baths: **2.5 (2 1)**
Style: **Bungalow**

Parking

Ttl Park: **3**
Garage Sz: **2**

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 5 bedrooms and 2.5 bathrooms, with 3 bedrooms on the upper level and 2 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:

n/a
Century 21 Bravo Realty

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











