



THE
A-TEAM

**RE/MAX
FIRST**

224 QUEEN CHARLOTTE Way, Calgary T2J4J1

MLS®#: **A2181060**

Area: **Queensland**

Listing Date: **11/27/24**

List Price: **\$649,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1976**
Lot Information
Lot Sz Ar: **5,435 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,527**
Low Sqft:
Ttl Sqft: **1,527**

DOM

56
Layout
Beds: **4 (3 1)**
Baths: **2.0 (2 0)**
Style: **4 Level Split**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Low Maintenance Landscape**
Park Feat: **Double Garage Detached,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Vinyl Siding**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsm: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Microwave,Range Hood,Refrigerator,Stove(s),Washer**
Int Feat: **Granite Counters,Kitchen Island,No Smoking Home,Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	8`6" x 14`10"
Kitchen	Main	17`9" x 10`6"
4pc Bathroom	Upper	4`11" x 8`8"
Bedroom	Upper	9`0" x 10`11"
Family Room	Lower	16`5" x 23`10"
Bedroom	Basement	10`8" x 10`8"
Laundry	Basement	5`5" x 12`11"

Room	Level	Dimensions
Foyer	Main	4`0" x 6`2"
Living Room	Main	11`8" x 14`10"
Bedroom	Upper	8`0" x 12`0"
Bedroom - Primary	Upper	11`10" x 12`7"
3pc Bathroom	Basement	7`9" x 5`5"
Den	Basement	6`9" x 10`0"
Game Room	Basement	9`11" x 10`9"

Furnace/Utility Room

Basement

4`8" x 6`9"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

R-CG

7610120

Remarks

Pub Rmks:

Immaculate 4 level split detached home in Queensland. Over 2100 of total square footage, this home features 4 bedrooms, 2 full bathrooms and huge double detached heated garage. Upon entering, you will notice the open floor plan with big island, new kitchen cabinets and stainless steel appliances. Kitchen overlooks the dining room and living room. Upstairs, you will find a large primary bedroom, 2 generous bedrooms and a renovated 4 pc bathroom. The 3rd lower level has another large recreation room and wet bar with fridge. Basement features a bedroom w/closet, brand new 3 pc bathroom and big laundry room with storage. Rear entrance from garage. Large rear maintenance free composite deck leads to the oversized 22'x27' heated double detached garage. New Carpets and Hardwood throughout, Newer Kitchen cabinets, Hot Water Tank (2023). New Electrical throughout. 3rd and 4th levels has been recently renovated. Located close to Schools, Public Transit, Shopping Areas and Deerfoot Trail. Don't miss out on this one!

Inclusions:

Property Listed By:

N/A

Sotheby's International Realty Canada

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







