



**GRASSROOTS**  
REALTY GROUP

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**868 Queensland Drive SE  
Calgary, Alberta**

**MLS # A2229120**



**\$450,000**

<b>Division:</b>	Queensland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,259 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** n/a

With its solid structure, this property presents an incredible opportunity to customize every detail and truly make it your own. This home in the established community of Queensland presents an exciting opportunity to build equity and personalize your living space. The main floor features a spacious living and dining area, unified by durable laminate flooring, offering ample room for everyday life and entertaining. A well-proportioned kitchen awaits your culinary touches, complemented by a convenient half-bath on this level. Step outside to a newly added deck, perfect for enjoying the generous backyard. Upstairs, you'll find three comfortable bedrooms and a full 4-piece bathroom. The basement offers a developed room, providing immediate flexible space, along with the laundry area. For those looking to expand, the concrete has already been thoughtfully removed, and plumbing materials secured, setting the stage for a future bathroom addition. The location is truly a highlight, situated directly on a bus route, with schools just a short walk away, convenient access to shopping, and easy connections to Deerfoot Trail. This home is ready for its next chapter, offering a fantastic foundation in a sought-after neighborhood.