



GRASSROOTS
REALTY GROUP

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406 queensland Place SE
Calgary, Alberta

MLS # A2236827



\$700,000

Division:	Queensland		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,177 sq.ft.	Age:	1977 (48 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Heated Garage, Insulated, Oversized		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Garden, Underground Sprinkler		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Wet Bar		

Inclusions: Air Conditioner

****OPEN HOUSE**** Saturday July 12th 12:00-2:00PM/Sunday July 13th 12:00-2:00PM-Experience the best of Queensland living in this extremely well-maintained corner unit at 406 Queensland Place SE. Flooded with natural light, this home offers a bright and airy feel throughout. Its prime location provides quick access to Fish Creek Park, schools, fantastic walking paths, placing recreation and amenities at your fingertips within a great family-friendly community. The property boasts underground sprinklers in the yard, air conditioned home to keep cool on the hot summer days and a 3 season patio great for entertaining. The standout feature is undoubtedly the oversized, detached garage, heated, insulated and with loads of storage in the attic above offering unparalleled utility and comfort. This property is a testament to meticulous care and offers a fantastic lifestyle opportunity. Book your showing today and come take a look!