



GRASSROOTS
REALTY GROUP

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**237 Queensland Place SE
Calgary, Alberta**

MLS # A2236891



\$429,900

Division:	Queensland		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,011 sq.ft.	Age:	1975 (50 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Metal Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, No Animal Home, No Smoking Home, Wet Bar		
Inclusions:	N/A		

This well-maintained 1/2 duplex bungalow offers 1,794 sq.ft. of thoughtfully developed living space. The main floor features three spacious bedrooms, a 3-piece bathroom with a full-size walk-in shower, a bright living room, a dining area, a functional kitchen, and a convenient main floor laundry setup. Downstairs, enjoy a large recreation room with a built-in wet bar, an oversized bedroom, an additional 3-piece bath, and plenty of storage with a dedicated laundry area. At the front, you'll find a poured concrete tandem parking pad providing ample parking. Lovingly cared for and ready for your updates, this home combines comfort and potential—located in the desirable community of Queensland, close to transit, schools, shopping, bike paths, Fish Creek Park, Sikome Lake, and major roadways.