



**GRASSROOTS**  
REALTY GROUP

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**260 Queensland Circle SE**  
**Calgary, Alberta**

**MLS # A2240069**



**\$699,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Queensland                                       |               |                   |
| <b>Type:</b>     | Residential/House                                |               |                   |
| <b>Style:</b>    | Bungalow   |               |                   |
| <b>Size:</b>     | 1,215 sq.ft.                                     | <b>Age:</b>   | 1974 (51 yrs old) |
| <b>Beds:</b>     | 5  | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached, Heated Garage, Oversized |               |                   |
| <b>Lot Size:</b> | 0.13 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard                             |               |                   |

|                    |                                      |                   |      |
|--------------------|--------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas              | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Tile               | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                      | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Separate/Exterior Entry, Full, Suite | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Vinyl Siding, Wood Frame      | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                      | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Kitchen Island, Open Floorplan       |                   |      |

**Inclusions:** Refrigerator x2, Dishwasher, Microwave Hood Fan x2, Electric Cooktop, Gas Range Washer x2, Dryer x2

FULLY RENOVATED!! DOUBLE DETACHED OVERSIZED & HEATED GARAGE (25'5" x 23'2")!! PARKING PAD FOR FOR TRAILER, BOATS AND RV!! ILLEGAL BASEMENT SUITE WITH SEPARATE ENTRANCE!! LAUNDRY ON BOTH LEVELS!! NEW LANDSCAPING!! 5 BED 3 BATHS!! OVER 2200 SQFT OF LIVING SPACE!! Welcome to this beautifully updated home in the heart of Queensland! The main floor offers a bright living area with a cozy fireplace, a stylish kitchen complete with an island and pantry, and a total of 3 bedrooms and 2 baths—including a PRIMARY BEDROOM WITH 2PC ENSUITE. The additional two bedrooms are generously sized and share a full 4pc bathroom. The ILLEGAL BASEMENT SUITE is accessible through a separate entrance and features its own kitchen, spacious rec room, 2 bedrooms, and a 4pc bath—PLUS SEPARATE LAUNDRY! Located on a quiet street, just steps from schools, parks, and playgrounds—this is a perfect place to call home or a smart investment opportunity!