



GRASSROOTS
REALTY GROUP

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508 Queensland Place SE
Calgary, Alberta

MLS # A2264538



\$450,000

Division:	Queensland		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,130 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	220 Volt Wiring, Insulated, Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Garden, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: N/A

OPEN HOUSE SUN OCT 26TH 12:00-3:00 PM Opportunity awaits in the heart of the beautiful family-friendly community of Queensland. Tucked away on a quiet and peaceful cul-de-sac, this charming 2-storey semi-detached home offers comfort, space, and great flow for everyday living and entertaining. Step inside to the open, spacious living room which is flooded with natural light. The equally bright kitchen offers ample cabinet & counter space, and is open to the large dining area - perfect for family gatherings. The patio doors off the dining room lead to the private backyard, complete with garden space ready for your green thumb. A convenient 2-piece powder room completes the main floor. Upstairs, you'll find three generous bedrooms, including a primary suite with a walk-in closet and cheater ensuite. The finished basement offers additional living space perfect for a rec room, home office, or workout area. A large storage room, and spacious laundry/utility room complete the lower level. The single detached garage provides parking and extra storage. Recent updates include new blow-in insulation in the attic in 2023, and new insulation around the entire house was done in 2024. These improvements have drastically improved the efficiency of the home when heating in the winter, and staying nice and cool in the summer. Fantastic location close to Fish Creek Park, several schools, playgrounds, shopping, restaurants, medical clinics, and all amenities.