



GRASSROOTS
REALTY GROUP

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471 Queen Charlotte Road SE
Calgary, Alberta

MLS # A2264798



\$499,800

Division:	Queensland		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,261 sq.ft.	Age:	1977 (48 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Off Street, RV Access/Parking		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Irregular Lot, Level, Pie Shaped Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Aluminum Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: N/A

Over 2,400 sqft of total living space on a quiet street in the heart of Queensland. Well cared for bungalow with excellent opportunity to upgrade to your liking. Spacious living room with a full-size dining room that can accommodate large family gatherings. Country-Style kitchen with a spacious nook, plenty of cupboard and countertop space plus a window overlooking the backyard. Three comfortable bedrooms including a large primary with an upgraded 3-piece ensuite, 4-piece bathroom and a full size linen closet. Separate back door entry to an oversized deck and beautifully landscaped yard with a garden shed. The lower level is perfect for a growing family! The rec room has space for a home gym, TV and features a traditional wood burning fireplace which is fully operational. Guest bedroom (window not to egress), den or hobby room, laundry, mechanical and plenty of storage (room to add another full bathroom). The roof shingles were replaced in 2016 and new lower level carpet this year. Off-street parking for 2 vehicles, RV friendly and plenty of room to build a double garage. Great location, close to schools, shopping, restaurants and easy bike ride to the pathways of Fish Creek Park. New RPR in supplements. Quick possession is available. Great family home for under \$500,000!