



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

228 Queensland Drive SE
Calgary, Alberta

MLS # A2266895



\$529,000

Division:	Queensland		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,734 sq.ft.	Age:	1974 (51 yrs old)
Beds:	6	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Landscaped, Paved		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance		

Inclusions: shed

Open House: Sunday, October 26, 2025 — 11:00 AM to 1:00 PM Investor Alert: Spacious 1,734 sq. ft. bungalow with a separate entrance, and 323sqft separate suite — a fantastic investment opportunity! Located close to Fish Creek Park and several schools — only 2 mins drive to Haultain Memorial Elementary School, 3 mins drive to Wilma Hansen School, 10 mins drive to Centennial High School, and 15 min drive to Mount Royal University. Main Floor As you enter, you're greeted by a bright and open living area with large windows and an open-concept design. The spacious kitchen features a breakfast nook, perfect for family meals. There is a 3-piece bathroom on the main floor, along with a large primary bedroom that includes its own 3-piece ensuite. In total, the home offers 6 bedrooms plus an additional 323 sq. ft. separate suite, providing a total of 7 rooms — ideal for extra rental income or multi-generational living. The suite space can also be converted into a single heated garage if desired. Basement The fully developed basement features a separate entrance, 3 spacious bedrooms, and a storage room beside the utility area (which could be converted into an additional bathroom). The lower family room offers flexibility and can be used as a large storage space or recreation area. There's lots of potential here to customize and add value with your personal touch. Recent Updates: Roof — 2020, Windows — 2018, Laminate flooring — 2018, Gas line for separate suite, Washer & dryer — 2023, Hot water tank — 2013, furnace — 2016 This is a wonderful family home with amazing potential for investors or homeowners alike. Don't miss out — schedule your private showing today!

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