



GRASSROOTS
REALTY GROUP

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

903B Queensland Drive SE
Calgary, Alberta

MLS # A2269209



\$499,900

Division:	Queensland		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	952 sq.ft.	Age:	1976 (49 yrs old)
Beds:	5	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows		

Inclusions: In Basement: Refrigerator, Electric Range, OTR Microwave, Washer/Dryer Stacked.

Welcome to this beautifully renovated bi-level half duplex in the desirable community of Queensland SE, Calgary! Perfectly located close to major roads, Fish Creek Provincial Park, schools, and playgrounds, this home offers over 952 SQFT of thoughtfully designed living space, featuring 5 bedrooms, 2 bathrooms, and a huge backyard. Step inside to a bright and spacious foyer with a convenient closet. The stunning modern kitchen boasts a central island, stainless steel appliances, and an open layout overlooking the dining and living areas. Large windows in the living room flood the space with natural light, creating a warm and inviting atmosphere. A stylish 4-piece bathroom, in-suite laundry with stacked washer/dryer, and three generously sized bedrooms complete the main level. The fully finished basement (illegal suite) with a separate entrance, offering two bedrooms, a full bathroom, and a comfortable recreation area—perfect for extended family or guests. Enjoy the outdoors in your fully fenced backyard, ideal for summer barbecues, gardening, or simply relaxing in the sun. Don't miss your chance to make this move-in ready home yours—book your showing today!