



GRASSROOTS
REALTY GROUP

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468 Queen Charlotte Road SE
Calgary, Alberta

MLS # A2273262



\$429,000

Division:	Queensland		
Type:	Residential/House		
Style:	Bi-Level		
Size:	942 sq.ft.	Age:	1976 (49 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Gentle Sloping		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Mixed, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

On one of the best streets in Queensland, this home is a rare opportunity. Are you looking for your next flip? Do you have construction skills and are looking for the home you can put sweat equity into? This is your chance. This bi-level checks all the boxes, 50' x 100' lot, large heated garage and a great location. Transit, shopping, schools, Fish Creek Park, pathway systems, parks and dog parks all close by. Quick and easy access to Bow Bottom Tr and Deefoot makes it perfect for commuters. This great family home is waiting for you to make it yours and turn it into the perfect home for you and your family.