



**528 Queensland Place SE  
Calgary, Alberta**

**MLS # A2291797**



**\$479,000**

<b>Division:</b>	Queensland		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	880 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Dog Run Fenced In, Front Yard, Lawn, P		

<b>Heating:</b>	Forced Air, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Concrete, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Storage, Suspended Ceiling		

**Inclusions:** shed

\*\*\* For more information, please click the "More Information" button. \*\*\* Attention investors and 1st time home buyers!! Location Location Location!!! Newly renovated half duplex at a great price in a nice quiet cul-de-sac! From the time you walk in the door you will see new vinyl plank flooring, fresh paint and bright spacious living room! From there walk in to a brand new kitchen custom soft close cabinets, quartz countertops and back splash, new dishwasher and over oven mounted microwave, and a new sink with waterfall feature! The upstairs 3pc bathroom was renovated 5 years ago but has a fresh coat of paint and new fixtures! Walk down a short hallway to 3 bedrooms and a deck off the master bedroom! NOW, the downstairs is fully re-done, with a huge family room, another room that can be used as an office, gym, etc., 1/2 bathroom, 2 storage rooms, and a utility room with washer and dryer. All new carpet, drop ceiling, pot lights and fresh paint. The yard houses a huge parking pad off the back alley for your trailer, boat or vehicles, a shed for your lawn tools and a huge raised deck on a spacious pie lot. All the big ticket items have been done!! Great location close to schools, there is transit at the end of the block and 2 blocks away a gas station with a 711 in a small strip mall and a 5 minute drive to 2 strip malls and plenty of restaurants, just off bow bottom close to Deerfoot trail for easy access!