



**55 Queen Isabella Close SE
Calgary, Alberta**

MLS # A2292034



\$399,900

Division:	Queensland		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,046 sq.ft.	Age:	1974 (52 yrs old)
Beds:	4	Baths:	2
Garage:	None		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Frame, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Shed, Blinds

Located in the quiet community of Queensland and just minutes from Fish Creek Park and quick access to Deerfoot Trail, this 4 bedroom and 2 bathroom bungalow has plenty of potential and would make a great rental property with a separate entrance. The bright and spacious main floor features a brick surround, wood burning fireplace in the living room, white kitchen cabinetry and black appliances, a common 4-piece bathroom and three large bedrooms. The lower level features a large rec room, a 4th bedroom, full bathroom and kitchen cabinetry. Enjoy the sunny days of summer in the fully fenced and landscaped back yard with plenty of room for a possible double detached garage. Located close to schools, shops, restaurants and transit makes this a great opportunity to call home or for a rental property. Book your viewing today!