



**856 Queensland Drive SE  
Calgary, Alberta**

**MLS # A2293014**



**\$473,000**

<b>Division:</b>	Queensland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,248 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

**LOCATION, LIFESTYLE, AND LIMITLESS POTENTIAL IN THE HEART OF QUEENSLAND.** Welcome to this solid 2-story family home perfectly situated on a quiet stretch of Queensland Drive, just steps from the banks of the BOW RIVER and FISH CREEK PARK. This residence offers an incredible foundation for those looking to build "SWEAT EQUITY" in a prime riverside community. The layout features a WEST-FRONTING front yard for maximum evening sun and an EAST-BACKYARD for morning light. Inside, the main floor offers a sun-filled kitchen with a bay window nook, spacious dining, and a large living room. Upstairs you will find 3 generous bedrooms, including a MASSIVE PRIMARY SUITE that easily fits a king-size bed. Primed for renovation to make this home ready for your modern vision. Recent maintenance includes a NEW HOT WATER TANK (2022) with shingles and flooring replaced in 2012. UNBEATABLE WALKABILITY: Minutes from Wilma Hansen, Horizon Leadership Academy, Haultain Memorial, and Don Bosco schools. The Queensland Community Centre, daycares, ice skating rinks, dog parks, and local shopping/pharmacies are all within a short stroll. A standout feature is the DOUBLE DETACHED GARAGE, providing significant value and convenience. Whether you are an investor or a first-time buyer with a vision, this home represents INCREDIBLE VALUE in today's market!