



**804 Queensland Drive SE  
Calgary, Alberta**

**MLS # A2294924**



**\$570,000**

<b>Division:</b>	Queensland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,199 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 2 half
<b>Garage:</b>	Double Garage Detached, Oversized		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** none

Rarely does a home like this come to market. For over 40 years, 804 Queensland Drive has been cherished by a single owner, and that lifelong care shows in every corner. This 1,200 sq. ft. family retreat features 3 bedrooms, 1 full and 2-1/2 baths, seamlessly blending durability with comfort. From the updated triple-pane windows and newer appliances to the private, peaceful front entrance/court yard, perfect for your morning coffee, this home is move-in ready. Downstairs, the massive basement offers a sprawling rec room and more storage than you'll ever need (including a dedicated cold room). Complete with a huge yard and an oversized double garage, this is a rare opportunity to start your own chapter in a home that has been truly loved. Close to Public and Catholic Schools and all your shopping needs just down the road. This home is in the perfect location.