



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

**MLS # A2297621**



**\$375,000**

<b>Division:</b>	Queensland		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	508 sq.ft.	<b>Age:</b>	1973 (53 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Few Trees, Front Yard, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, Tar/Gravel	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings		

**Inclusions:** N/A

Welcome to this well maintained, bilevel style duplex. It is ideally situated on a quiet street and set on a generous sized lot - Perfect for those seeking space and privacy. The main floor features a bright and inviting living room/dining room combination, complimented by a functional galley style kitchen and full bath. Warm cedar ceilings and a cozy fireplace add character and charm, creating a comfortable space to relax and entertain. Downstairs, the lower level offers two good sized bedrooms along with a furnace/laundry room, providing practical living and efficient use of space. Recent upgrades include newer windows and roof. Conveniently located close to shopping, public transit, and an off leash area. This property offers both lifestyle and accessibility. The current tenant is vacating May 31st, making this an excellent opportunity for homeowners or investors alike...