



**528 Queensland Place SE  
Calgary, Alberta**

**MLS # A2303211**



**\$435,000**

|                  |                                 |               |                   |
|------------------|---------------------------------|---------------|-------------------|
| <b>Division:</b> | Queensland                      |               |                   |
| <b>Type:</b>     | Residential/Duplex              |               |                   |
| <b>Style:</b>    | Attached-Side by Side, Bungalow |               |                   |
| <b>Size:</b>     | 877 sq.ft.                      | <b>Age:</b>   | 1977 (49 yrs old) |
| <b>Beds:</b>     | 3                               | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Off Street, Parking Pad         |               |                   |
| <b>Lot Size:</b> | 0.07 Acre                       |               |                   |
| <b>Lot Feat:</b> | Pie Shaped Lot                  |               |                   |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                      | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Vinyl Plank                          | <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>   | No Animal Home, No Smoking Home, See Remarks |                   |      |

**Inclusions:** None

Ideal for first-time buyers or investors, this newly renovated half duplex offers exceptional value in a quiet cul-de-sac. The main floor features 3 bedrooms and 1.5 bathrooms, including a primary bedroom with access to a private deck—perfect for enjoying your morning coffee. Recent updates include new vinyl plank flooring, fresh paint, and a beautifully upgraded kitchen complete with custom soft-close cabinetry, quartz countertops and backsplash, a new dishwasher, over-the-range microwave, and a stylish sink with a unique waterfall feature. The fully developed basement adds even more functional living space, offering a large family room, flex room, 2-piece bathroom, laundry area, and two storage rooms. It has also been refreshed with new carpet, drop ceiling, and modern pot lighting. Outside, you’ll find a raised deck, shed, and a large parking pad off the back alley with ample space for your vehicle or RV. Conveniently located near schools, transit, and amenities, with quick access to Deerfoot Trail and Fish Creek Park, this home is move-in ready and a fantastic opportunity.