



**GRASSROOTS**  
REALTY GROUP

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**352 Queensland Drive SE**  
**Calgary, Alberta**

**MLS # A2161923**



**\$649,000**

<b>Division:</b>	Queensland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,170 sq.ft.	<b>Age:</b>	1974 (50 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Alley Access, Garage Door Opener, Oversized, Single Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** n/a

Refreshed and revitalized for this move in ready 4 level split. All new high end vinyl flooring on main, with new carpet on upper and third levels. White cabinetry throughout with quartz counters and all new stainless steel appliances. Interior upgrades include new opening from living room to kitchen with additional cabinets and counter space, new pot lights, new tiling plus new . High efficiency furnace and newer hot water tank. Shingles replaced in past couple of years. There is a huge yard with plenty of room for additional parking if needed. Currently an oversized single garage with new overhead door. House shows really well.