



**GRASSROOTS**  
REALTY GROUP

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**522 Queensland Place SE  
Calgary, Alberta**

**MLS # A2201684**



**\$525,000**

<b>Division:</b>	Queensland		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,200 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Landscaped, Level, Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Quartz Counters		

**Inclusions:** NA

#### 2 STOREY DUPLEX | 3 BEDROOM | 2.5 BATHROOM LIVING ROOM | FAMILY ROOM

Welcome to this 1,200 SQ FT, 2-story duplex home nestled in the sought-after SE community of Queensland. Situated on a pie-shaped lot with mature trees, this home presents a spacious and flexible living environment. Stepping into the house you will be greeted by an open living area with large windows giving you ample natural sunlight. The kitchen features Quartz counter -top , stainless steel appliances and a lot of storage space. There is a large dining area adjacent to the kitchen which also takes you out to your private deck and backyard. To add more comfort, there is 2 PC washroom on the main floor. Upstairs you will find 3 good sized bedrooms including a primary suite with a 3pc wahroom. There is also a 4 pc washroom to serve the other two bedrooms. The basement features a family room , den and laundry. The backyard is private and fenced and comes with a deck and a storage shed to put all your extra stuff and lawn equipment. Don't miss your chance to see this one today. The property enjoys a superb location, mere steps from schools and greenspaces, shopping centers, major roadways (Deerfoot), the Bow River, and all other essential amenities .Don't miss your chance to see this one today !!