

## 406 queensland Place SE Calgary, Alberta

**MLS # A2236827**



**\$700,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Queensland  |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | Bi-Level  |               |                   |
| <b>Size:</b>     | 1,177 sq.ft.  | <b>Age:</b>   | 1977 (48 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Detached, Heated Garage, Insulated, Oversized                 |               |                   |
| <b>Lot Size:</b> | 0.13 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Corner Lot, Front Yard, Garden, Underground Sprinkler |               |                   |

|                    |                             |                   |      |
|--------------------|-----------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas     | <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>   | Finished, 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>   | Wet Bar                     |                   |      |

**Inclusions:** Air Conditioner

**\*\*OPEN HOUSE\*\***Sunday July 20th 12:00-2:00PM-Experience the best of Queensland living in this extremely well-maintained corner unit at 406 Queensland Place SE. Flooded with natural light, this home offers a bright and airy feel throughout. Its prime location provides quick access to Fish Creek Park, schools, fantastic walking paths, placing recreation and amenities at your fingertips within a great family-friendly community. The property boasts underground sprinklers in the yard, air conditioned home to keep cool on the hot summer days, low maintenance back deck and a 3 season patio great for entertaining. The standout feature is undoubtedly the oversized, detached garage, heated, insulated and with loads of storage in the attic above offering unparalleled utility and comfort. This property is a testament to meticulous care and offers a fantastic lifestyle opportunity. Book your showing today and come take a look!