



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

MLS # A2297621



\$375,000

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

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

Inclusions: N/A

Welcome to this well maintained, bilevel style duplex. NO CONDO FEES!!.....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...