



GRASSROOTS
REALTY GROUP

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427 Queensland Road SE
Calgary, Alberta

MLS # A2321841



\$549,900

Division:	Queensland		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,104 sq.ft.	Age:	1973 (53 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Double Garage Detached, RV Access/Parking		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Rectangular Lot, Sloped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance		

Inclusions: Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Window Coverings, Hot Tub

Whether you're buying your first detached home or looking for a property with room to grow, this Queensland bi-level is full of opportunity. Set on a 6,400 sq.ft. lot in one of the community's most convenient locations, it offers the space, flexibility, and potential that's becoming harder to find. The bright main floor features 3 generous bedrooms, a full bathroom, and spacious living and dining areas filled with natural light. Patio doors open onto a large low-maintenance composite deck with aluminum railings and a built-in hot tub, creating the perfect place for summer barbecues, family gatherings, or relaxing at the end of the day while overlooking the west-facing backyard. The fully finished lower level features a separate entrance leading through a sunroom to an illegal studio suite, offering excellent flexibility for extended family, guests, or future mortgage-helper potential. Central air conditioning, an updated furnace, a double detached garage, wide rear lane access, and a generous backyard complete the package. Located just minutes from schools, shopping, transit, Fish Creek Provincial Park, Sikome Lake, and major roadways, this is a fantastic opportunity to own a detached home in one of southeast Calgary's most established communities while adding your own personal touch over time.