



GRASSROOTS
REALTY GROUP

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864 Queensland Drive SE
Calgary, Alberta

MLS # A2327675



\$475,000

Division:	Queensland		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,210 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: Microwave, Refrigerator, Stove(s), Washer/Dryer, Portable Dishwasher

Seller motivated! Lowest priced home in Queensland! Welcome to this fantastic two-storey home in the established community of Queensland, offering incredible value for first-time buyers looking to live and renovate, or investors looking for the perfect platform for their next flip with huge ROI potential! With three bedrooms on the upper level and a very large fourth bedroom in the fully developed basement, this home provides a functional layout with plenty of room for an amazing facelift! Already recent updates include a new roof completed just 3 months ago, a new hot water tank and washer/dryer this year, newer fridge, and new paint, helping to make this home an easy investment. One of the biggest advantages of this property is its location. Queensland is a welcoming, family oriented community known for its mature trees, parks, playgrounds, and schools. Residents enjoy quick access to Fish Creek Provincial Park, offering endless opportunities for walking, cycling, and enjoying the outdoors. Shopping, restaurants, transit, and major roadways are all conveniently nearby, making daily life simple and convenient. If you're looking for an affordable home with space to grow in a community that offers both convenience and an exceptional outdoor lifestyle, this Queensland property is one you won't want to miss!