



GRASSROOTS
REALTY GROUP

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135 Queensland Road SE
Calgary, Alberta

MLS # A2344234



\$640,000

Division:	Queensland		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,911 sq.ft.	Age:	1973 (53 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers		

Inclusions: None

Located across from a park, mature spruce shade the front of this two storey, four bedroom home and the covered porch that runs its full width. Inside, light plank flooring carries the living and dining rooms, with a row of windows opening up the front. The kitchen sits at the back with oak cabinets, a peninsula, a pantry and a window over the sink, and the new patio doors off the dining room lead out to the deck. Then the family room, the one people linger in. Wood plank on the walls and the ceiling, new carpet underfoot, in-floor heat and a floor to ceiling stone gas fireplace with a raised hearth. Cosy, well lit, and ready to be whatever you need, a media room, a playroom, an office. Its own entrance and mudroom sit beside it, and a three piece bath finishes the level. Upstairs, all four bedrooms, the primary with two closets, and a four piece bath. Below, a long rec room and a wet bar, with utility and storage in their own room. Out back is where this one wins. A big deck steps down to a fully fenced yard, raised garden beds, lawn, mature spruce along the fence, and a paved pad running to a double detached garage at the lane. Call it what it is, a contractor's oasis. New shingles on the house in 2026, upgraded electrical panel and new patio doors. Quick possession available. New stainless steel refrigerator, electric stove and dishwasher. Queensland sits on the edge of Fish Creek Provincial Park and the Bow River, with schools a few blocks away, an off leash park nearby and Southcentre a short drive. Take the virtual tour in the links