

**885 Queensland Drive SE  
Calgary, Alberta**

**MLS # A2164464**



**\$395,000**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Queensland             |               |                   |
| <b>Type:</b>     | Residential/Duplex     |               |                   |
| <b>Style:</b>    | 2 Storey, Side by Side |               |                   |
| <b>Size:</b>     | 1,200 sq.ft.           | <b>Age:</b>   | 1976 (48 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Carport, Parking Pad   |               |                   |
| <b>Lot Size:</b> | 0.08 Acre              |               |                   |
| <b>Lot Feat:</b> | Back Yard              |               |                   |

|                    |                        |                   |      |
|--------------------|------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air             | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Ceramic Tile, Laminate | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle        | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full, Unfinished       | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco, Wood Frame     | <b>Zoning:</b>    | R-C2 |
| <b>Foundation:</b> | Poured Concrete        | <b>Utilities:</b> | -    |
| <b>Features:</b>   | No Smoking Home        |                   |      |

**Inclusions:** N/A

Welcome to this inviting 2-story duplex, nestled in the vibrant community of Queensland. Perfectly blending comfort and functionality, this home offers a spacious and flexible living environment. Step into the open living area, where large, bright windows fill the space with natural light. The heart of the home, the kitchen, features stainless steel appliances and ample cupboard space, making meal prep a breeze. The adjacent dining room flows seamlessly to your private backyard, ideal for outdoor dining and relaxation. Upstairs, you'll discover three generously sized bedrooms, including a comfortable primary suite. A well-appointed 4-piece bathroom is conveniently located to serve all the bedrooms. The undeveloped basement presents a blank canvas, ready for you to transform into a personalized space—be it a home gym, entertainment area, additional bedroom and bathroom, or additional storage. The west facing backyard is private and complete with a deck and fenced for added seclusion. A practical car port rounds out the property, ensuring convenient parking. All this plus it is in close proximity to shopping, schools, and numerous amenities. Don't miss your chance to see this one today.