

\$499,999 - 106 Queensland Drive Se, Calgary

MLS® #A2109964

\$499,999

4 Bedroom, 2.00 Bathroom, 791 sqft

Residential on 0.09 Acres

Queensland, Calgary, Alberta

Welcome to this full furnished charming bi-level in Queensland! This well cared for semi-detached home offers comfort and functionality with its 4 bedrooms, 2 bathrooms, and over 1475 sq ft of well-designed living space.

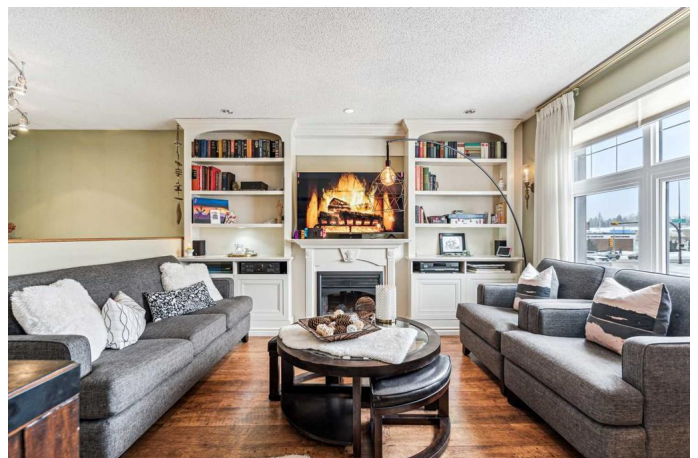
The upper level invites you into a cozy living room featuring built-in shelves and a fireplace, setting the perfect ambiance for relaxation.

The adjacent dining room seamlessly connects to the kitchen, creating a delightful space for family meals and entertaining. Down the hall, discover two well-appointed bedrooms and a conveniently located bathroom.

Descend to the lower level, where an additional spacious entertainment area awaits, ideal for hosting gatherings or creating a home theater. Two more bedrooms provide flexibility for guests, an office, or additional living space. Another bathroom adds convenience to this level. The lower level is further enhanced by a substantial laundry/storage room, catering to your practical needs.

Step outside to the backyard oasis, complete with a beautiful garden, inviting fire pit, and a massive deck – the perfect setting for outdoor enjoyment and relaxation. The front of the house features a convenient driveway (rare, only home on the block with one), while extra parking in the back alley ensures ample space for vehicles.

Recent upgrades and maintenance to the home include the following: Deck and stairs sanded/stained, furnace serviced, new furnace



electric board, kitchen and bathroom plumbing upgraded and new pipes installed all in 2023. New hot water tank, vents cleaned, dryer vent replaced and cleaned, electrical panel serviced, some roof shingles upgraded, all in 2022.

Nestled adjacent to Fish Creek Park, Queensland offers an abundance of pathways and natural beauty for your enjoyment. Less than a 2 minute walk away, discover major shops (Deer Valley MarketPlace, Co-op), restaurants (Big Tâ€™s, Starbucks, Winkinâ€™ Owl), schools (Don Bosco, Horizon Leadership Academy), parks, and convenient access to public transit, providing you with seamless connectivity throughout the city. Experience the perfect blend of nature and urban convenience right at your doorstep! Contact your realtor for furniture details. All included furniture will be gifted to the future owner at no additional cost.

Built in 1975

Essential Information

MLS® #	A2109964
Price	\$499,999
Sold Price	\$510,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	791
Acres	0.09
Year Built	1975
Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	106 Queensland Drive Se
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Subdivision	Queensland
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 3R7

Amenities

Parking Spaces	4
Parking	Driveway, Off Street, Parking Pad

Interior

Interior Features	Bookcases, Built-in Features, Laminate Counters, No Smoking Home, Open Floorplan, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Garden, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 27th, 2024
Date Sold	March 7th, 2024
Days on Market	9
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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