

# \$525,000 - 522 Queensland Place Se, Calgary

MLS® #A2201684

**\$525,000**

3 Bedroom, 2.00 Bathroom, 1,200 sqft

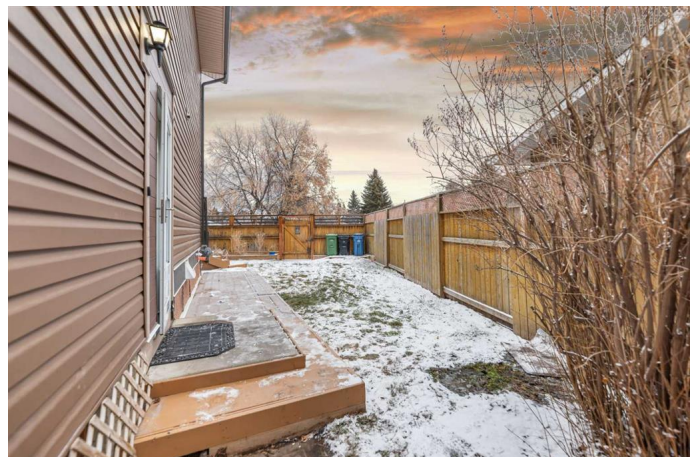
Residential on 0.07 Acres

Queensland, Calgary, Alberta

2 STOREY DUPLEX | 3 BEDROOM | 2.5  
BATHROOM LIVING ROOM | FAMILY ROOM

Welcome to this 1,200 SQ FT, 2-story duplex home nestled in the sought-after SE community of Queensland. Situated on a pie-shaped lot with mature trees, this home presents a spacious and flexible living environment. Stepping into the house you will be greeted by an open living area with large windows giving you ample natural sunlight. The kitchen features Quartz counter-top, stainless steel appliances and a lot of storage space. There is a large dining area adjacent to the kitchen which also takes you out to your private deck and backyard. To add more comfort, there is 2 PC washroom on the main floor. Upstairs you will find 3 good sized bedrooms including a primary suite with a 3pc washroom. There is also a 4 pc washroom to serve the other two bedrooms. The basement features a family room, den and laundry. The backyard is private and fenced and comes with a deck and a storage shed to put all your extra stuff and lawn equipment. Don't miss your chance to see this one today. The property enjoys a superb location, mere steps from schools and greenspaces, shopping centers, major roadways (Deerfoot), the Bow River, and all other essential amenities. Don't miss your chance to see this one today !!

Built in 1977



## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2201684               |
| Price          | \$525,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,200                  |
| Acres          | 0.07                   |
| Year Built     | 1977                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 522 Queensland Place Se |
| Subdivision | Queensland              |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2J 4T3                 |

## Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

## Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | Kitchen Island, Quartz Counters                         |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Forced Air                                              |
| Cooling           | None                                                    |
| Has Basement      | Yes                                                     |
| Basement          | Finished, Full                                          |

## Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Private Yard                      |
| Lot Description   | Landscaped, Level, Pie Shaped Lot |
| Roof              | Asphalt Shingle                   |

|              |                          |
|--------------|--------------------------|
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 14th, 2025 |
| Days on Market | 45               |
| Zoning         | R-CG             |

**Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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