

**44 Queen Isabella Close SE
Calgary, Alberta**

MLS # A2237069



\$500,000

Division:	Queensland		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,233 sq.ft.	Age:	1973 (52 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Looking for a fixer-upper? A flip or a revenue property? Situated on a quiet street in the mature neighbourhood of Queensland, this 4 bedroom and 2.5-bathroom bungalow with nearly 1250 square feet of living space and a double detached garage has endless potential. The main level features a bright and spacious living room, gourmet kitchen with granite, black appliances, a three-piece main bathroom, three generously sized bedrooms with a 2-piece ensuite in the master bedroom. The lower level features a 4th bedroom and full bathroom and a rec area with a wood burning fireplace. Enjoy the days of summer in the fully fenced and landscaped backyard and park the cars in the double detached garage. This home also comes with A/C and a newer furnace that were installed in 2019. Located close to schools, playgrounds, parks, transit, shops and Fish Creek Park. Book your viewing today!