

**115 Queen Charlotte Place SE  
Calgary, Alberta**

**MLS # A2164162**



**\$600,000**

<b>Division:</b>	Queensland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,280 sq.ft.	<b>Age:</b>	1975 (49 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas, Wood Stove	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Metal Siding, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Storage, Vinyl Windows		

**Inclusions:** Water Softener, All Window Coverings and Blinds, Built-in-Dishwasher, Hood Fan, Electric Stove, Refrigerator(2), Washer, Alarm System, Dryer and Deep Freezer, Central Vac System and all attachments.

Nestled in the heart of Queensland, this spacious detached home is an ideal opportunity for both growing families and savvy investors. Featuring a beautifully landscaped, fully fenced yard, providing privacy and plenty of room for outdoor activities, gardening, or entertaining. Inside, the upper level welcomes you with a bright and inviting living room, a cozy dining area, and a well-sized kitchen. You'll also find three comfortable bedrooms, including a primary suite with an ensuite, along with an additional 4-piece bathroom. The lower level offers incredible flexibility, featuring a massive recreation room, a large storage area, a 2-piece bathroom, and an extra bedroom—perfect for guests or expanding families. This home also comes with a double detached garage and is located in a wonderful, family-friendly neighbourhood, within walking distance to schools, bus stops, shopping, and essential amenities. Don't miss this fantastic opportunity to secure a home with endless potential!