

# \$625,000 - 71 Queen Alexandra Close Se, Calgary

MLS® #A2253572

**\$625,000**

4 Bedroom, 3.00 Bathroom, 1,256 sqft

Single Family on 0.12 Acres

Queensland, Calgary, Alberta

Discover this oversized bungalow, a prime opportunity for homebuyers or investors! This property offers versatile living options—reside in one suite while renting out the other to offset your mortgage. **\*\*MAIN FLOOR**

**HIGHLIGHTS\*\***: Spacious layout with three generously sized bedrooms, including a master with a 2-piece ensuite. Bright and open living, dining, and kitchen areas, filled with natural light from large windows. Ample storage with a front closet, pantry, and additional shelving at the rear entrance.

**\*\*BASEMENT SUITE (ILLEGAL)\*\***:

Expansive great room, perfect for work-from-home setups or extra living space.

Two well-appointed bedrooms, a full bathroom, and a modern kitchen with stainless steel appliances. Shared rear entrance with access to a shared laundry and mechanical room for convenience. **\*\*EXTERIOR & LOCATION\*\***:

Large backyard ideal for pets, kids, or gardening, complete with an oversized single garage. Adjacent off-leash park for pet owners and outdoor enthusiasts. Walkable to groceries, restaurants, and Starbucks, enhancing lifestyle convenience. This property is a rare find for those seeking flexibility and long-term value in a high-demand area.

Don't miss this turnkey opportunity!  
(id:6289)

Built in 1973

## Essential Information



Listing #	A2253572
Price	\$625,000
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Square Footage	1,256
Acres	0.12
Year Built	1973
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

### Community Information

Address	71 Queen Alexandra Close Se
Subdivision	Queensland
City	Calgary
Province	Alberta
Postal Code	T2J3P9

### Amenities

Amenities	Park, Playground, Schools, Shopping
Features	See remarks, Back lane
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

### Interior

Appliances	Washer, Refrigerator, Range - Electric, Dishwasher, Dryer, See remarks, Window Coverings, Garage door opener
Heating	Natural gas Forced air
Cooling	None
# of Stories	1
Has Basement	Yes
Basement	Separate entrance, Suite

### Exterior

Exterior	Aluminum siding, Concrete
Exterior Features	Landscaped, Lawn
Construction	Poured concrete, Wood frame

Foundation

Poured Concrete

## Listing Details

Listing Office

Royal LePage Blue Sky



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