

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

MLS® #A2253572

**\$625,000**

4 Bedroom, 3.00 Bathroom, 1,256 sqft

Residential 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!

Built in 1973

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2253572    |
| Price          | \$625,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,256       |
| Acres          | 0.12        |
| Year Built     | 1973        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 71 Queen Alexandra Close Se |
| Subdivision | Queensland                  |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T2J 3P9                     |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | See Remarks, Separate Entrance                                                                            |
| Appliances        | Dishwasher, Dryer, Electric Range, Garage Control(s), Refrigerator, See Remarks, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                   |
| Cooling           | None                                                                                                      |
| Has Basement      | Yes                                                                                                       |

Basement                      Exterior Entry, Finished, Full, Suite

**Exterior**

Exterior Features      Private Yard  
Lot Description        Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot,  
See Remarks  
Roof                      Asphalt Shingle  
Construction          Concrete, Wood Frame, Aluminum Siding  
Foundation            Poured Concrete

**Additional Information**

Date Listed             September 3rd, 2025  
Days on Market        8  
Zoning                   R-CG

**Listing Details**

Listing Office           Royal LePage Blue Sky

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