

\$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 optionsâ€”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. Donâ€™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 7
Zoning R-CG

Listing Details

Listing Office Royal LePage Blue Sky

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