



GRASSROOTS
REALTY GROUP

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403 Queen Alexandra Way SE
Calgary, Alberta

MLS # A2250254



\$583,800

Division:	Queensland		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,187 sq.ft.	Age:	1973 (52 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Garden		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance, Vinyl Windows		

Inclusions: N/A

****Open House - August 24th from 11:30am-1pm**** Welcome to 403 Queen Alexandra Way SE, a rare find in the heart of the family-friendly community of Queensland. This 4-bedroom, 3-bathroom home offers a unique blend of space, convenience, and opportunity. With a separate private rear entrance and an R-CG zoned lot, the property is well-suited for multi-generational living or future redevelopment potential. Notable updates include a roof (2014), furnace (2014), windows (2016), and a brand-new hot water tank (2025), giving peace of mind to the next owner. Adding to its appeal is the attached garage—a rare feature in homes of this style, offering direct access indoors without braving snowy walks. The location is hard to beat. Queensland is a warm, welcoming neighborhood known for its parks, playgrounds, and strong sense of community. You’re just minutes from Deer Valley Marketplace, schools, groceries, restaurants, and transit, with Fish Creek Park and the Bow River pathways close by for endless outdoor recreation. Whether you’re looking for a spacious family home, an income-generating property, or a site with outstanding redevelopment potential, this home offers exceptional value in one of Calgary’s most established and convenient communities.