



GRASSROOTS
REALTY GROUP

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**71 Queen Alexandra Close SE
Calgary, Alberta**

MLS # A2253572



\$625,000

Division:	Queensland		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,256 sq.ft.	Age:	1973 (52 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, See		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Aluminum Siding , Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Separate Entrance		

Inclusions: 2nd Refrigerator, 2nd Stove

Unlock exceptional cash flow potential with this oversized bungalow, a standout investment in today's market! Previously generating \$3550 monthly (\$2,100 main floor + \$1,450 basement current tenant), this property delivers strong returns even with current interest rates. Alternatively, live in one suite and let the other significantly offset your mortgage, maximizing your financial flexibility. **MAIN FLOOR HIGHLIGHTS:** Spacious layout with three generously sized bedrooms, including a master featuring a 2-piece ensuite. Bright and open living, dining, and kitchen areas, flooded 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, ideal for work-from-home setups or additional 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. Large backyard perfect 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 tenant appeal and lifestyle convenience. This property is a rare find for savvy investors or owner-occupants seeking immediate cash flow and long-term value. Don't miss out on this turnkey opportunity to capitalize on a high-demand rental market!