



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

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!