



**403 Queen Alexandra Way SE  
Calgary, Alberta**

**MLS # A2277971**

**\$568,800**



|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Queensland                               |               |                   |
| <b>Type:</b>     | Residential/House                        |               |                   |
| <b>Style:</b>    | Bi-Level                                 |               |                   |
| <b>Size:</b>     | 1,187 sq.ft.                             | <b>Age:</b>   | 1973 (53 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached                   |               |                   |
| <b>Lot Size:</b> | 0.01 Acre                                |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Corner Lot, Garden |               |                   |

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