



**52A Queen Alexandra Close SE  
Calgary, Alberta**

**MLS # A2286786**



**\$534,000**

<b>Division:</b>	Queensland		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	948 sq.ft.	<b>Age:</b>	1974 (52 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, No Animal Home, No Smoking Home, Recessed Lighting, Soaking Tub		

**Inclusions:** none

OWN YOUR OWN HOME, 4 BDRMS, 2 BATH, DBL GARAGE, BIG YARD, OVER 1900 SQ FT, RENOVATED, WITH A DREAM KITCHEN. Why pay rent when you can own? This semi-detached home will be enough for a big, growing family. Situated in a nice, quiet area with low traffic, close to Deerfoot for easy access to the city. All new paint throughout and the flooring has been updated throughout, including laminate, vinyl plank and carpet. The kitchen was gutted and replaced with custom cabinetry, all new wiring and plumbing upstairs, new recessed lighting and extra features several years ago, but it looks like it was done yesterday. pantry, broom closet with power outlet, small drawer under the sink, garbage and recycling. The windows are big and allow natural sunlight in, with a new patio door from the dining room to the front balcony. The living room is a very good size with a cozy electric fireplace, with brick front and mantle. The two bedrooms on the main floor are a good size. Downstairs, you will find a large family room, 2 good-sized bedrooms and a 3-piece bathroom. There's storage, a laundry room with a newer washer and dryer, a new hot water tank in 2025 and a new blower motor in the furnace in 2024. Outside is a level, landscaped yard with a new fence on 2 sides in 2023 and a DBL GARAGE with new siding, roof, and drywall inside, and a garage door in 2025. 3 security cameras have been added and will stay. This home is move-in ready, and you will not be disappointed. This home is close to the Deer Run School, and other great schools, Deer Run Community Centre with baseball fields and tennis courts, the Deer Ridge Off-Leash Area, and the extensive pathways of Fish Creek Provincial Park. With quick access to major thoroughfares including Deerfoot Trail, Stoney Trail, and Macleod Trail, commuting throughout the city with be seamless

and enjoyable. Don't miss this really nice home, pride of ownership is throughout with the renovations all been completed for the owner's enjoyment.