



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

**MLS # A2290586**



**\$374,900**

<b>Division:</b>	Queensland		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	504 sq.ft.	<b>Age:</b>	1973 (53 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Rolled/Hot Mop	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings		

**Inclusions:** N/A

Welcome to this well-maintained 2-bedroom, 1-bath attached split level located on a quiet street in the pleasant community of Queensland. This non-smoking property offers the rare advantage of NO CONDO FEES and backs directly onto a dog park, creating a unique blend of privacy and green space right outside your back door. With easy access to Bow Bottom Trail and quick connections to Deerfoot Trail, commuting anywhere in the city is simple and convenient. You’re also just a short walk or bike ride to the extensive pathway system in Fish Creek Provincial Park, making it ideal for outdoor enthusiasts. Daily amenities are close at hand with shops and transit within walking distance, and just a 5-minute drive to the Trico Centre for Family Wellness. Inside, the home has been freshly painted and features stunning vaulted cedar ceilings that create a warm, inviting feel with distinctive character. A cozy gas fireplace adds comfort and charm to the main living area, while the functional layout offers comfortable living space and plenty of storage throughout. The primary bedroom provides excellent closet space, and the home is complete with a full 4-piece main bathroom. Recent upgrades provide peace of mind, including a new dishwasher (2025), new hot water tank (2025), and a new roof (2022). Outside, the west-facing yard is spacious and private, featuring a fully fenced yard, gravel parking pad, storage shed, and room to park two vehicles, along with additional parking available in the alley or alongside the home. Move-in ready and ideally located near parks, pathways, amenities, and major routes, this property offers exceptional value and lifestyle without the burden of condo fees.