



**408 Queen Charlotte Drive SE  
Calgary, Alberta**

**MLS # A2296570**



**\$589,900**

<b>Division:</b>	Queensland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,248 sq.ft.	<b>Age:</b>	1974 (52 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Garage Door Opener, Heated Garage, See Remar		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas, Wood Stove	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Separate Entrance, Storage		

**Inclusions:** All basement appliances included (Fridge, Stove, Washer & Dryer)

Investor opportunity, first time buyer opportunity, and multigenerational living potential in Queensland. Welcome to 408 Queen Charlotte Drive SE, a charming bi level on a MASSIVE LOT with an OVERSIZED DOUBLE detached GARAGE, heated GREENHOUSE/SUN ROOM with power, rear lane access, and a flexible layout with an ILLEGAL SUITE in the basement. This property offers 1,247.8 sq ft above grade, a bright living room with beautiful BRICK WOOD BURNING FIREPLACE, built ins, GRANITE kitchen countertops, fresh interior paint, upstairs laundry, a WEST FACING BALCONY, and a HUGE REAR DECK. The developed basement has a SEPARATE ENTRANCE and features an illegal suite setup with a second kitchen, full bathroom, two illegal bedrooms, storage, and second laundry, creating excellent flexibility for buyers seeking income property potential, extended family space, or a live up rent down style layout. Outside, the oversized garage measures 25'4" x 23'2" and the attached greenhouse/sun room adds another 107 sq ft of usable year round space. The large yard offers room to garden, entertain, or create the family friendly outdoor space you have been looking for. Vacant home with immediate or negotiable possession. Ideal for investors, renovators, and buyers looking to add value in a well established southeast Calgary neighborhood close to schools, parks, shopping, and everyday amenities.