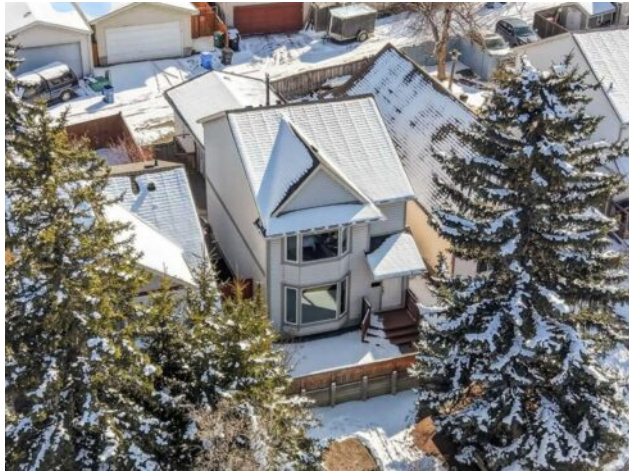




**81 Queen Anne Close SE
Calgary, Alberta**

MLS # A2298078



\$549,900

Division:	Queensland		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,256 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Garage Faces Rear, Oversized, Parking Pad, Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: n/a

The curb appeal of this well maintained, low maintenance home draws you in with a welcoming front patio. Step inside to a bright and spacious main level, where large windows fill the home with natural light and new LVP flooring runs throughout the main level. The kitchen is both functional and inviting, featuring new countertops and backsplash, stainless steel appliances, and space for a breakfast nook, while a separate dining area makes it easy to host family and friends. Upstairs, you will find a versatile layout with a generous primary bedroom complete with a new triple glazed bay window and blackout blinds, creating a quiet and comfortable retreat. Two additional bedrooms offer flexibility for family, guests, or a home office. The bathrooms have been tastefully updated, adding to the home's move-in ready appeal. The basement adds even more living space, with a wood slat ceiling that brings warmth and character. This area is ideal for a rec room, gym, or media space, along with laundry and additional storage. Outside, the backyard is designed for easy living and enjoyment, with a stone patio that creates the perfect setting for relaxing or entertaining. The south-facing yard brings in plenty of sunshine, while the pet-friendly astroturf run offers a great space for dogs. This property stands out with exceptional parking and storage options, including an oversized single detached garage with workspace, along with front and rear parking pads that provide up to four off-street parking spots. Located in a quiet, established neighbourhood, this home offers incredible access to outdoor living, just a few steps to Fish Creek Park and a nearby off-leash dog park. Everyday amenities, including groceries, dining, and services, are all within a quick drive or an easy walk. With recent upgrades including a new furnace complete with humidifier (2025),

improved insulation (2023), updated flooring, newer roof on home and garage (2021), and thoughtful interior updates throughout, this is a home that has been carefully maintained and is ready to be enjoyed from day one.