



GRASSROOTS
REALTY GROUP

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116 Queen Anne Road SE
Calgary, Alberta

MLS # A2205285



\$589,900

Division:	Queensland		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,119 sq.ft.	Age:	1977 (48 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Double Garage Detached, Heated Garage, On Street, Oversized		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Central, High Efficiency, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Partially Finished, Walk-Up To Grade	LD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Separate Entrance, Suspended Ceiling, Vinyl Windows		

Inclusions: N/A

Welcome to this great 4-level side split perfectly located across from a park and just a short walk to schools, shopping, and amenities. This spacious and versatile home offers 4 bedrooms and a thoughtful layout ideal for families or those needing extra space. The open-concept main floor features hardwood and tile flooring, with a bright and inviting living room, a generous dining area, and a well-sized kitchen perfect for entertaining. Upstairs, you'll find a spacious primary bedroom, two additional bedrooms, and a full bathroom. The third level includes a separate entrance and offers a large family room, a fourth bedroom, and a second full bathroom—ideal for guests, a home office, or multi-generational living. The fourth level (basement) is already framed and ready for your personal finishing touches. Step outside to spacious backyard complete with a fire pit, storage shed, and access to a double oversized heated garage with built-in benches, loft storage, and a paved back lane. Located in one of the best-valued communities in South Calgary, this home offers unbeatable value for the price range. Don't miss this opportunity—check out the photos to view the floorplan and call today to book your private viewing!