

\$559,900 - 116 Queen Anne Road Se, Calgary

MLS® #A2215045

\$559,900

4 Bedroom, 3.00 Bathroom, 1,206 sqft

Residential on 0.15 Acres

Queensland, Calgary, Alberta

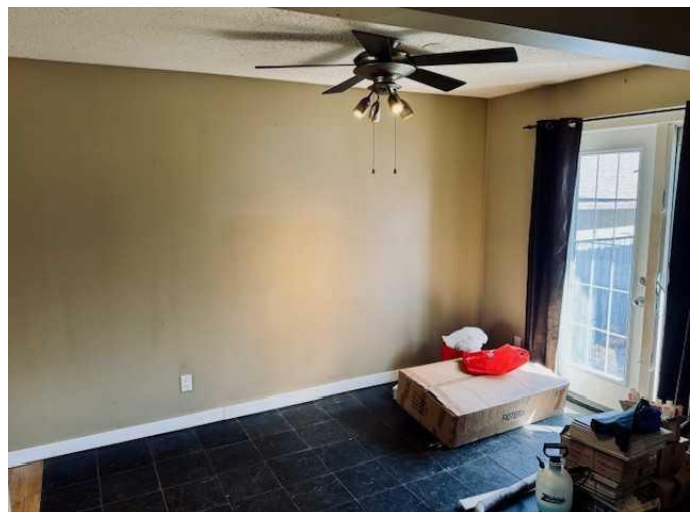
Amazing Potential â€œ Affordable Opportunity in Prime South Calgary Location!

Welcome to this spacious 4-level side split, perfectly situated across from a beautiful park and just a short walk to schools, shopping, and amenities. Steps away from off leash dog park and Fish Creek Provincial Park

This property presents a fantastic opportunity for buyers willing to roll up their sleeves â€œ whether you're looking for your next DIY project, flip, rental property, multi-generational or a home to customize and make your own. The home features 4 bedrooms, an open-concept main floor with hardwood and tile flooring, a bright and welcoming living room, a generous dining area, and a well-sized kitchen perfect for gatherings. Upstairs offers a spacious primary bedroom with ensuite bathroom, two additional bedrooms, and a full bathroom.

The the 2nd level, featuring a separate entrance, boasts a large family room with kitchenette, a fourth bedroom, and a second full bathroom â€œ ideal for extended family, guests, or a home office. The first level (basement) is framed, providing a great head start on future development.

Outside, enjoy a private backyard with a firepit, storage shed, and access to a double oversized heated garage complete with built-in benches, loft storage, and a paved back lane. Please note: The listing price has been significantly reduced to reflect work recommended in a recent home inspection



report. This is a fixer-upper, offering incredible value for those with vision and ambition. Opportunities like this donâ€™t come up often â€“ check out the photos and floorplan, and book your private showing today!

Built in 1977

Essential Information

MLS® #	A2215045
Price	\$559,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,206
Acres	0.15
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	116 Queen Anne Road Se
Subdivision	Queensland
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J4S5

Amenities

Parking Spaces	2
Parking	220 Volt Wiring, Double Garage Detached, Garage Door Opener, Heated Garage, Insulated, On Street, Oversized, Workshop in Garage
# of Garages	2

Interior

Interior Features	Built-in Features, Separate Entrance
Appliances	Dishwasher, Garburator, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Up To Grade

Exterior

Exterior Features	BBQ gas line, Fire Pit
Lot Description	Back Lane, Back Yard, Paved
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 24th, 2025
Days on Market	5
Zoning	R-CG

Listing Details

Listing Office	Sotheby's International Realty Canada
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