

\$470,000 - 62 Queen Alexandra Close, Calgary

MLS® #A2111391

\$470,000

4 Bedroom, 2.00 Bathroom, 1,107 sqft

Residential on 0.09 Acres

Queensland, Calgary, Alberta

Welcome to this charming and versatile duplex nestled in the heart of Queensland community in Calgary. This property offers a unique investment opportunity with its well-designed layout featuring both an upstairs and basement rental illegal-suite. Upstairs you will find 2 bedrooms, a spacious 4 piece bathroom and your own private laundry. You will love your fully appointed kitchen and an open floorplan perfect for entertaining guests. Out your front door you have beautiful trees and a balcony to enjoy the sunny mornings. The downstairs illegal-suite with its own private entrance is bright, boasting large windows and an open floorplan. Featuring 2 bedrooms, kitchen, 4 piece bathroom and private laundry. The allure of this property extends beyond its well-designed interiors. Situated in Queensland, residents enjoy the luxury of being just a 5-minute drive from the breathtaking Fish Creek Park. The proximity to schools and shopping further enhances the convenience and appeal of this location. The private fenced backyard adds an extra layer of exclusivity, providing a serene space for relaxation or entertaining guests. Additionally, there is ample room to fulfill your dreams of adding a garage to the property. This duplex is not just a home; it's an investment in a lifestyle. Whether you are an astute investor or someone looking for a home with the potential for rental income, this property is a gem waiting to be discovered. Don't miss the chance to own a piece of Queensland living



â€“ schedule a viewing today!

Built in 1974

Essential Information

MLS® #	A2111391
Price	\$470,000
Sold Price	\$487,500
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,107
Acres	0.09
Year Built	1974
Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	62 Queen Alexandra Close
Subdivision	Queensland
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 3P8

Amenities

Parking	Off Street
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Interior

Interior Features	Open Floorplan
Appliances	Dishwasher, Dryer, Microwave, Oven, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning

Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Suite

Exterior

Exterior Features	Balcony, Private Entrance, Private Yard
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 1st, 2024
Date Sold	March 13th, 2024
Days on Market	12
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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