

\$385,000 - 86a Queen Alexandra Close Se, Calgary

MLS® #A2172181

\$385,000

2 Bedroom, 1.00 Bathroom, 468 sqft

Residential on 0.06 Acres

Queensland, Calgary, Alberta

This is your opportunity to own a great property in the wonderful neighbourhood of Queensland. With two bedrooms and one bath, this home is a perfect starter home or income property. It is a bi-level, half duplex with no condo fees and is a smart investment in today's market. Numerous updates have occurred over the years, including roof, windows, bathroom and furnace. It is a cozy home and heats well with a lovely, cedar surround, gas fireplace in the living area with a wood mantel. Vaulted tongue and groove cedar ceilings & rustic wood beams create a unique, cool vibe that is not a typical cookie cutter design you find everywhere. A reliable, portable air conditioner is included to help with the warm weather. Laminate floors up, newer carpet in the bedrooms and the washer and dryer are great features. Plenty of storage under the stairs, in the linen closet and in the laundry/utility room - which even has room for a little workshop area. A deep freeze is included. Enjoy sitting in the new hot tub and watching the Northern Lights (as the owner did this week!) and soon, snowy winter nights will be far more enjoyable with a warm, cost efficient soft tub to spend it in, relaxing after a day of work. A new fence was built this summer on the north side and the deck was freshly painted with storage underneath. Storage shed is included. Located on a quiet close, steps from an off leash dog park that allows you to walk all the way to nearby Fish Creek Provincial Park. The walk score is good



-nearby schools of all levels, grocery stores, banks, restaurants & bars. Fast, easy access to the Deerfoot north and south. The neighbours are lovely as is the Queensland community. With rising costs in the city, few places allow you to have your own home in this price range with a yard of your own to enjoy. It will not be difficult to Love this Home!

Built in 1973

Essential Information

MLS® #	A2172181
Price	\$385,000
Sold Price	\$397,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	468
Acres	0.06
Year Built	1973
Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	86a Queen Alexandra Close Se
Subdivision	Queensland
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J3P8

Amenities

Parking	Off Street
---------	------------

Interior

Interior Features	High Ceilings, Natural Woodwork, No Smoking Home, Storage, Vinyl Windows, Beamed Ceilings, Master Downstairs
-------------------	--

Appliances	Electric Stove, Freezer, Microwave, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Wall/Window Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Lawn, Pie Shaped Lot, Private
Roof	Flat
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 10th, 2024
Date Sold	October 18th, 2024
Days on Market	7
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	Coldwell Banker Mountain Central
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.