

\$499,900 - 131 Queen Anne Road Se, Calgary

MLS® #A2173202

\$499,900

3 Bedroom, 2.00 Bathroom, 1,350 sqft
Residential on 0.13 Acres

Queensland, Calgary, Alberta

~~~Transform this Gem, Make it Your Own!~~~ | Handyman Special | 3 Bed - 2 Bath | 1,350 Sqft | Large R-CG Lot | Facing Green Space | Close to Schools and Amenities | Welcome to this fantastic opportunity to create your own home in the community of Queensland. ===MAIN FLOOR=== As you enter, the foyer showcases vaulted ceilings and leads to a spacious living area with bright windows and a functional layout. The front-facing living room features a brick fireplace, complemented by an open dining room with rear accessâ€”perfect for entertaining. At the heart of the home is a south-facing kitchen and breakfast nook, offering great potential for future redesign. This floor also includes a bedroom and a 2-piece powder room. ^^UPSTAIRS^^ boasts two spacious bedrooms and a full bathroom. \_\_\_BASEMENT\_\_\_ The basement is partially finished and features two open rooms along with a large utility room. ---OUTSIDE--- There is a 21x21 double detached garage with alley access, plenty of open space, including a stone patio area ideal for BBQing. [[[THE COMMUNITY]]] Enjoy close proximity to several K-9 schools, easy access to playgrounds, parks, Fish Creek Park, and nearby shopping. This is an amazing location with incredible future potential. It won't last long, so book your private showing today!

Built in 1977



## Essential Information

|                |                |
|----------------|----------------|
| MLS® #         | A2173202       |
| Price          | \$499,900      |
| Sold Price     | \$496,250      |
| Bedrooms       | 3              |
| Bathrooms      | 2.00           |
| Full Baths     | 1              |
| Half Baths     | 1              |
| Square Footage | 1,350          |
| Acres          | 0.13           |
| Year Built     | 1977           |
| Type           | Residential    |
| Sub-Type       | Detached       |
| Style          | 2 Storey Split |
| Status         | Sold           |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 131 Queen Anne Road Se |
| Subdivision | Queensland             |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2J4S4                 |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |

## Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | High Ceilings                                                               |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                     |
| Cooling           | None                                                                        |
| Fireplace         | Yes                                                                         |
| # of Fireplaces   | 1                                                                           |
| Fireplaces        | Wood Burning                                                                |
| Has Basement      | Yes                                                                         |
| Basement          | Full, Partially Finished                                                    |

**Exterior**

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony                         |
| Lot Description   | Rectangular Lot                 |
| Roof              | Asphalt Shingle                 |
| Construction      | Stucco, Wood Frame, Wood Siding |
| Foundation        | Poured Concrete                 |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 15th, 2024 |
| Date Sold      | October 25th, 2024 |
| Days on Market | 10                 |
| Zoning         | R-CG               |
| HOA Fees       | 0.00               |

**Listing Details**

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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