

131 Queen Anne Road SE  
Calgary, Alberta

MLS # A2173202



\$499,900

Division:	Queensland		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,350 sq.ft.	Age:	1977 (47 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Rectangular Lot		

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate, Tile

Roof: Asphalt Shingle

Basement: Full, Partially Finished

Exterior: Stucco, Wood Frame, Wood Siding

Foundation: Poured Concrete

Features: High Ceilings

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: N/A

---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 access&mdash;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!