

47 Queen Isabella Close SE
Calgary, Alberta

MLS # A2176973



\$569,900

Division:	Queensland		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,157 sq.ft.	Age:	1973 (51 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Additional Parking, Alley Access, Double Garage Detached, (
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, City Lot, Corner Lot, Front Yard, Lawn, Irregular Lot, Level, Street		

Heating:	Mid Efficiency, Fireplace(s), Forced Air, Natural Gas	Water:	Public
Floors:	Ceramic Tile, Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Partially Finished	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Open Floorplan, Separate Entrance		

Inclusions: N/A

FIRST TIME BUYERS, HANDYMEN, AND INVESTORS! This is a BUNGALOW home full of possibilities! CORNER LOT—ALLEY access to your 24 x 26 garage with a newer roof, built with 2x6 walls, 15-foot radiant heater, 220 power, insulated garage door, and TWO SEPARATE RV/Boat/Toy parking areas! The home has great potential to put in a SUITE with a side entrance - a secondary suite would be subject to approval and permitting by the city/municipality. Or move in and start making memories now while you fix it up! It has a beautiful front room with a wood-burning fireplace. Practical kitchen with plentiful cabinetry and storage (including a lazy susan) just off the 10' x 19' deck with BBQ gas line and a SEPARATE SIDE ENTRANCE. Three bedrooms with closet organizers and a large TILED 4-piece main bath are on the main floor. Plus, the primary bedroom has its own 2 piece ensuite! The partially developed basement has a large bedroom, office/flex space, family room, another 4-piece bathroom and a laundry/utility room with newer HWT. Large corner yard in an excellent, quiet location close to Fish Creek Park, Deerfoot Trail access, schools, and amenities! This property is a promising investment opportunity with its potential for a suite and the R-CG zoning. Come check it out!