



**12 Queen Anne Close SE  
Calgary, Alberta**

**MLS # A2302702**



**\$389,900**

<b>Division:</b>	Queensland		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,196 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Level, No Neighbours Behind, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 424
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, See Remarks, Storage		

**Inclusions:** N/A

Tucked into a prime corner location and backing onto peaceful green space, this beautifully maintained townhouse offers the kind of privacy and natural light that’s hard to come by. With a sun-soaked SOUTH facing backyard, you’ll enjoy all day sunshine in your own fully fenced outdoor space, perfect for relaxing, entertaining, or simply unwinding in peace. Inside, you’ll find over 1,600 sq ft of total living space, thoughtfully designed to balance comfort and functionality. The main floor flows effortlessly, while upstairs features 3 full bedrooms and a well appointed full bath, ideal for families, first-time buyers, or investors alike. The developed basement adds valuable additional living space, perfect for a rec room, home office, gym, or guest area. This home also includes a dedicated parking stall, abundant storage, and a layout that maximizes every square foot. But what truly sets this property apart is the combination of corner positioning, green space behind, and a private south-facing yard, a rare find that elevates everyday living. Located in a highly desirable and convenient area, this is where location really starts to matter. You’re just minutes from parks, schools, shopping, transit, and have easy access to major roadways, making commuting seamless. Whether it’s a quick drive across the city, a weekend walk through Fish Creek Park, or simply having everything you need close to home, this location delivers on both lifestyle and convenience, making it one of Calgary’s most accessible and well-connected communities.