



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

452 Queen Alexandra Way SE
Calgary, Alberta

MLS # A2332096



\$675,000

Division:	Queensland		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,065 sq.ft.	Age:	1974 (52 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Dog Run Fenced In, Front Yard, Garden, Landscaped, Lawn, Low		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Storage		

Inclusions: N/A

Perfectly situated in the highly sought-after community of Queensland, this beautifully updated bungalow on a massive lot offers the ideal combination of comfort, functionality, and outstanding investment potential. The bright and welcoming main floor features a spacious south-facing living room filled with natural light from large windows, a formal dining room, three generously sized bedrooms, including a primary suite with a private 2-piece ensuite, an additional full bathroom, and a convenient main-floor laundry area. Thoughtful updates throughout the main level include quartz countertops, newer luxury vinyl flooring, newer carpet in the bedrooms, updated tile, a stylish backsplash, fresh paint, and modern light fixtures, creating a fresh and contemporary feel. The fully finished basement has been professionally developed into a brand-new, never-lived-in legal suite with its own separate entrance. Complete with large windows, a stunning modern kitchen featuring quartz countertops and stainless steel appliances, two bedrooms, a full bathroom, and its own private laundry, this space is perfect for extended family, guests, or generating rental income as a mortgage helper. Additional upgrades include two brand-new high-efficiency furnaces and a top-of-the-line tankless hot water system, providing comfort and energy efficiency for both living spaces. Step outside to enjoy the private backyard, ideal for relaxing or entertaining, along with a dedicated dog run and an oversized 21' x 21' double detached garage offering plenty of room for vehicles, storage, or a workshop. Located just minutes from Fish Creek Provincial Park, numerous playgrounds, schools, public transit, shopping, popular restaurants, and caf  s, this home is nestled in one of Calgary's most established and family-friendly communities. Whether you're a growing family looking for extra space, a

first-time buyer wanting mortgage-helping income, or an investor seeking a turnkey opportunity, this move-in-ready property delivers exceptional value and versatility in an unbeatable location.