

# \$559,900 - 116 Queen Anne Road Se, Calgary

MLS® #A2215045

**\$559,900**

4 Bedroom, 3.00 Bathroom, 1,206 sqft  
Residential on 0.15 Acres

Queensland, Calgary, Alberta

Amazing Potential â€” Affordable Opportunity  
in Prime South Calgary Location!

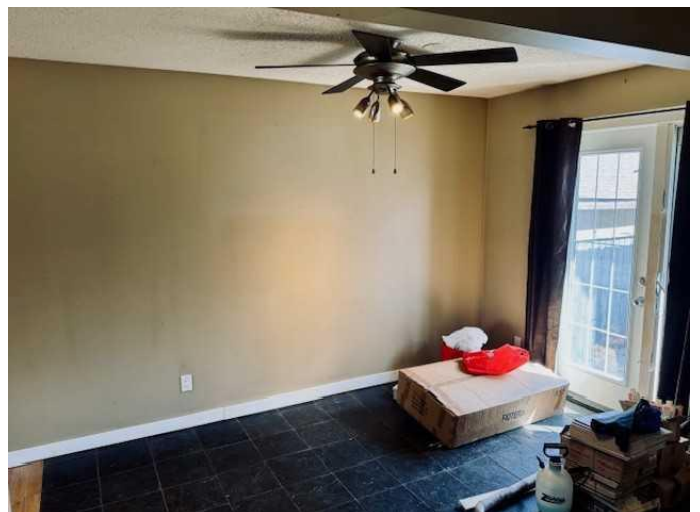
Welcome to this spacious 4-level side split,  
perfectly situated across from a beautiful park  
and just a short walk to schools, shopping, and  
amenities. Steps away from off leash dog park  
and Fish Creek Provincial Park

This property presents a fantastic opportunity  
for buyers willing to roll up their sleeves â€”  
whether you're looking for your next DIY  
project, flip, rental property, multi-generational  
or a home to customize and make your own.

The home features 4 bedrooms, an  
open-concept main floor with hardwood and  
tile flooring, a bright and welcoming living  
room, a generous dining area, and a well-sized  
kitchen perfect for gatherings. Upstairs offers a  
spacious primary bedroom with ensuite  
bathroom, two additional bedrooms, and a full  
bathroom.

The the 2nd level, featuring a separate  
entrance, boasts a large family room with  
kitchenette, a fourth bedroom, and a second  
full bathroom â€” ideal for extended family,  
guests, or a home office. The first level  
(basement) is framed, providing a great head  
start on future development.

Outside, enjoy a private backyard with a firepit,  
storage shed, and access to a double  
oversized heated garage complete with built-in  
benches, loft storage, and a paved back lane.  
Please note: The listing price has been  
significantly reduced to reflect work  
recommended in a recent home inspection



report. This is a fixer-upper, offering incredible value for those with vision and ambition. Opportunities like this don't come up often - check out the photos and floorplan, and book your private showing today!

Built in 1977

### Essential Information

MLS® #	A2215045
Price	\$559,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,206
Acres	0.15
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	116 Queen Anne Road Se
Subdivision	Queensland
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J4S5

### Amenities

Parking Spaces	2
Parking	220 Volt Wiring, Double Garage Detached, Garage Door Opener, Heated Garage, Insulated, On Street, Oversized, Workshop in Garage
# of Garages	2

### Interior

Interior Features	Built-in Features, Separate Entrance
Appliances	Dishwasher, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Garburator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Up To Grade

## Exterior

Exterior Features	BBQ gas line, Fire Pit
Lot Description	Back Lane, Back Yard, Paved
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 24th, 2025
Days on Market	2
Zoning	R-CG

## Listing Details

Listing Office	Sotheby's International Realty Canada
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