

# \$589,900 - 116 Queen Anne Road Se, Calgary

MLS® #A2205285

**\$589,900**

4 Bedroom, 3.00 Bathroom, 1,119 sqft  
Residential on 0.12 Acres

Queensland, Calgary, Alberta

Welcome to this great 4-level side split perfectly located across from a park and just a short walk to schools, shopping, and amenities. This spacious and versatile home offers 4 bedrooms and a thoughtful layout ideal for families or those needing extra space.

The open-concept main floor features hardwood and tile flooring, with a bright and inviting living room, a generous dining area, and a well-sized kitchen perfect for entertaining. Upstairs, you'll find a spacious primary bedroom, two additional bedrooms, and a full bathroom.

The third level includes a separate entrance and offers a large family room, a fourth bedroom, and a second full bathroom—ideal for guests, a home office, or multi-generational living. The fourth level (basement) is already framed and ready for your personal finishing touches.

Step outside to spacious backyard complete with a fire pit, storage shed, and access to a double oversized heated garage with built-in benches, loft storage, and a paved back lane.

Located in one of the best-valued communities in South Calgary, this home offers unbeatable value for the price range.

Don't miss this opportunity—check out the photos to view the floorplan and call today to



book your private viewing!

Built in 1977

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2205285      |
| Price          | \$589,900     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,119         |
| Acres          | 0.12          |
| 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 | 3  |
| Parking        | Heated Garage, Oversized, 220 Volt Wiring, Double Garage Detached, On Street, Workshop in Garage |
| # of Garages   | 2  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Built-in Features, Central Vacuum, Separate Entrance, Suspended Ceiling, Vinyl Windows, Bookcases, Ceiling Fan(s) |
| Appliances        | Dishwasher, Garburator, Refrigerator, Washer/Dryer, Window Coverings  |
| Heating           | Central, High Efficiency, Natural Gas   |
| Cooling           | None  |

Has Basement Yes  
Basement Exterior Entry, Finished, Full,

### Exterior

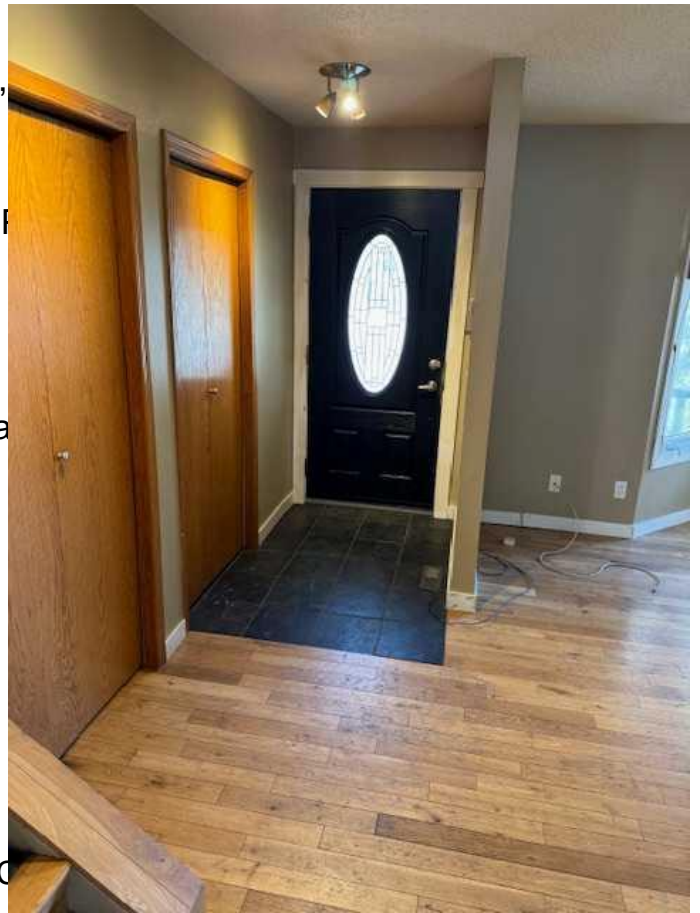
Exterior Features Balcony, BBQ gas line, Fire Pit, Fenced, Kennel  
Lot Description Back Lane, Back Yard  
Roof Asphalt Shingle  
Construction Brick, Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed March 24th, 2025  
Days on Market 29  
Zoning R-CG

### Listing Details

Listing Office Sotheby's International Realty C



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