

116 Queen Anne Road SE  
Calgary, Alberta

MLS # A2215045



**\$559,900**

<b>Division:</b>	Queensland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,206 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Double Garage Detached, Garage Door Opener, Heated Gar		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Paved		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Separate Entrance		

**Inclusions:** N/A

Amazing Potential & 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 & 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 & 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!