



# 131 Queen Anne Road Calgary Alberta

\$499,900

~~~Transform this Gem, Make it Your Own!~~~ | Handyman Special | 3 Bed - 2 Bath | 1,350 Sqft | Large R-CG Lot | Facing Green Space | Close to Schools and Amenities | Welcome to this fantastic opportunity to create your own home in the community of Queensland. ===MAIN FLOOR=== As you enter, the foyer showcases vaulted ceilings and leads to a spacious living area with bright windows and a functional layout. The front-facing living room features a brick fireplace, complemented by an open dining room with rear access--perfect for entertaining. At the heart of the home is a south-facing kitchen and breakfast nook, offering great potential for future redesign. This floor also includes a bedroom and a 2-piece powder room. (id:6769)

Primary Bedroom 14.83 Ft x 11.00 Ft

4pc Bathroom .00 Ft x .00 Ft

Bedroom 9.92 Ft x 9.00 Ft

Dining room 10.42 Ft x 10.25 Ft

Living room 13.67 Ft x 18.00 Ft

Breakfast 12.67 Ft x 9.00 Ft

Kitchen 10.58 Ft x 11.08 Ft

2pc Bathroom .00 Ft x .00 Ft

Bedroom 12.42 Ft x 11.00 Ft

Listing Presented By:



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**RE/MAX**

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(CENTRAL)**

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net