



## 116 Queen Anne Road Calgary Alberta

\$589,900

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! (id:6769)

2pc Bathroom 2.21 M x 1.52 M  
4pc Bathroom 2.60 M x 1.52 M  
Primary Bedroom 3.32 M x 4.22 M  
Bedroom 2.86 M x 3.49 M  
Bedroom 2.67 M x 3.49 M  
Family room 4.93 M x 4.55 M  
Bedroom 4.71 M x 4.22 M

3pc Bathroom 2.67 M x 1.36 M  
Furnace 1.87 M x 2.88 M  
Living room 4.80 M x 4.20 M  
Dining room 3.59 M x 2.59 M  
Kitchen 3.58 M x 3.49 M  
Living room 7.03 M x 4.80 M

Listing Presented By:



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**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca