



## 47 Queen Isabella Close Calgary Alberta

\$569,900

FIRST TIME BUYERS, HANDYMEN, AND INVESTORS! This is a BUNGALOW home full of possibilities! CORNER LOT--ALLEY access to your 24 x 26 garage with a newer roof, built with 2x6 walls, 15-foot radiant heater, 220 power, insulated garage door, and TWO SEPARATE RV/Boat/Toy parking areas! The home has great potential to put in a SUITE with a side entrance - a secondary suite would be subject to approval and permitting by the city/municipality. Or move in and start making memories now while you fix it up! It has a beautiful front room with a wood-burning fireplace. Practical kitchen with plentiful cabinetry and storage (including a lazy susan) just off the 10' x 19' deck with BBQ gas line and a SEPARATE SIDE ENTRANCE. Three bedrooms with closet organizers and a large TILED 4-piece main bath are on the main floor. Plus, the primary bedroom has its own 2 piece ensuite! The partially developed basement has a large bedroom, office/flex space, family room, another 4-piece bathroom and a laundry/utility room with newer HWT. Large corner yard in an excellent, quiet location close to Fish Creek Park, Deerfoot Trail access, schools, and amenities! This property is a promising investment opportunity with its potential for a suite and the R-CG zoning. Come check it out! (id:6769)

Bedroom 11.17 Ft x 12.92 Ft

Office 9.42 Ft x 15.50 Ft

Family room 11.92 Ft x 20.75 Ft

Storage 5.00 Ft x 8.00 Ft

Laundry room 10.00 Ft x 12.50 Ft

4pc Bathroom 4.92 Ft x 12.92 Ft

Other 3.25 Ft x 9.00 Ft

Kitchen 9.92 Ft x 12.67 Ft

Dining room 9.00 Ft x 10.00 Ft

Living room 12.00 Ft x 18.33 Ft

Primary Bedroom 10.00 Ft x 13.00 Ft

Bedroom 8.92 Ft x 13.42 Ft

Bedroom 8.25 Ft x 9.67 Ft

Other 3.33 Ft x 6.42 Ft

4pc Bathroom 4.92 Ft x 6.83 Ft

2pc Bathroom 4.17 Ft x 6.83 Ft

Listing Presented By:



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