



## 86 Queen Alexandra Close Calgary Alberta

\$385,000

This is your opportunity to own a great property in the wonderful neighbourhood of Queensland. With two bedrooms and one bath, this home is a perfect starter home or income property. It is a bi-level, half duplex with no condo fees and is a smart investment in today's market. Numerous updates have occurred over the years, including roof, windows, bathroom and furnace. It is a cozy home and heats well with a lovely, cedar surround, gas fireplace in the living area with a wood mantel. Vaulted tongue and groove cedar ceilings & rustic wood beams create a unique, cool vibe that is not a typical cookie cutter design you find everywhere. A reliable, portable air conditioner is included to help with the warm weather. Laminate floors up, newer carpet in the bedrooms and the washer and dryer are great features. Plenty of storage under the stairs, in the linen closet and in the laundry/utility room - which even has room for a little workshop area. A deep freeze is included. Enjoy sitting in the new hot tub and watching the Northern Lights (as the owner did this week!) and soon, snowy winter nights will be far more enjoyable with a warm, cost efficient soft tub to spend it in, relaxing after a day of work. A new fence was built this summer on the north side and the deck was freshly painted with storage underneath. Storage shed is included. Located on a quiet close, steps from an off leash dog park that allows you to walk all the way to nearby Fish Creek Provincial Park. The walk score is good -nearby schools of all levels, grocery stores, banks, restaurants & bars. Fast, easy access to the Deerfoot north and south. The neighbours are lovely as is the Queensland community. With rising costs in the city, few places allow you to have your own home in this price range with a yard of your own to enjoy. It will not be difficult to Love this Home! (jd:6769)

Bedroom 10.17 Ft x 7.67 Ft  
Primary Bedroom 10.08 Ft x 13.58 Ft  
Storage 11.50 Ft x 12.17 Ft  
4pc Bathroom 8.33 Ft x 4.92 Ft

Dining room 8.92 Ft x 7.83 Ft  
Kitchen 11.67 Ft x 5.83 Ft  
Living room 10.83 Ft x 18.42 Ft

Listing Presented By:



Originally Listed by:  
Coldwell Banker Mountain Central

**RE/MAX Realty Professionals**

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