

**116 Queen Anne Road SE
Calgary, Alberta**

MLS # A2215045



\$559,900

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

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