

53 Queen Isabella Close SE Calgary, Alberta

MLS # A2337468

\$499,900

Division:	Queensland		
Type:	Residential/Duplex		
Style:	Attached-Up/Down, Bungalow		
Size:	1,044 sq.ft.	Age:	1974 (52 yrs old)
Beds:	5	Baths:	2
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Irregular Lot, Landscaped, Ma		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Separate Entrance, Storage		

Inclusions: Refrigerator, Stove, Range Hood Fan in basement

****OPEN HOUSE:** Oct. 24 2-4PM & Oct. 25 12-2PM** Welcome home, where location, lifestyle and opportunity meet! Set on a quiet close in the established community of Queensland, this home sits on a generous corner lot facing the Queensland off-leash dog park and green space, with mature trees framing a park-like setting you'll love coming home to. Whether you're a first-time buyer looking for a place to grow or an investor seeking your next opportunity, this home offers endless potential. A separate side entrance adds flexibility for future development (subject to approval and permitting by the city/municipality). The big-ticket items are done: new windows, roof, furnace and hot water tank, all updated within the last 11 years. A double heated garage is perfect for Calgary winters, a workshop or extra storage, with plenty of street parking for guests. Everything you need is close by: Calgary Co-op grocery and gas, Shoppers Drug Mart, restaurants, coffee shops, banks, daycares and big-box family hub. Families will appreciate nearby Don Bosco School (K–9) and Wilma Hansen School (5-9). Opportunities like this don't come often. Book your showing today!