

# \$735,786 - 116 Queen Anne Road Se, Calgary

MLS® #A2266772

**\$735,786**

5 Bedroom, 4.00 Bathroom, 1,202 sqft  
Residential on 0.12 Acres

Queensland, Calgary, Alberta

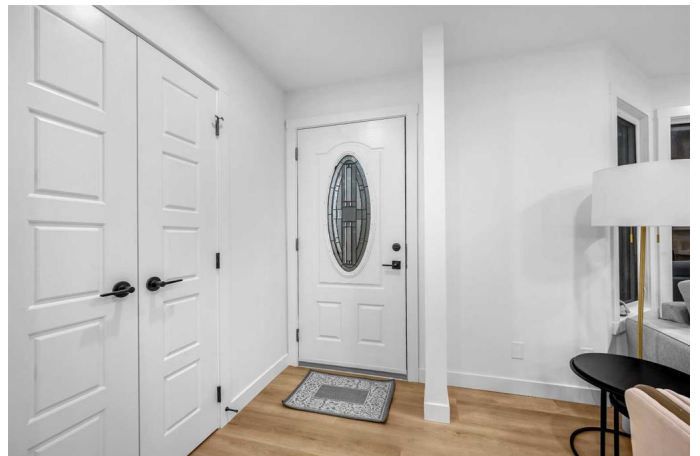
Fully Renovated 4-Level Split | Legal  
Basement Suite | Oversized Double Garage |  
5 Bedrooms, 4 Full Baths | Park Just Across  
the Street

This beautifully renovated 4-level split house, showcases exceptional upgrades throughout. Upon entering, you are welcomed by a cozy living room featuring an electric fireplace, complemented by a stylish modern kitchen and a dining area that harmoniously blend comfort and elegance.

The upper level boasts two generously sized bedrooms and a full bathroom, while the master suite offers a luxurious retreat, complete with its own ensuite bathroom for added privacy.

On the third level you will find a legal basement suite with separate entrance, which includes a warm family room, an additional bedroom, and a full bathroom. The fourth level is designed with functionality in mind, featuring a complete kitchen, another bedroom, and a full bathroom making it perfect for guests or rental opportunities.

The backyard serves as a serene escape, featuring an oversized double garage, a concrete patio, providing abundant outdoor space for relaxation and entertainment.



Upgrades Include:

- New Furnace (Main and second floor)
- Second New Furnace (Legal Suite)
- New Hot Water Tank
- Brand New Appliances
- New Roof (House & Garage)
- New Vinyl Siding (House)
- Front Concrete Steps, Sidewalks, and Back Patio

Nestled in a mature neighborhood close to schools, parks, and amenities, this home masterfully combines comfort and convenience. Don't miss your chance to make it yours – book your private showing today!

Built in 1977

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2266772      |
| Price          | \$735,786     |
| Bedrooms       | 5             |
| Bathrooms      | 4.00          |
| Full Baths     | 4             |
| Square Footage | 1,202         |
| Acres          | 0.12          |
| Year Built     | 1977          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 116 Queen Anne Road Se |
| Subdivision | Queensland             |
| City        | Calgary                |
| County      | Calgary                |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T2J 4S5 |

### Amenities

|                |                                                                  |
|----------------|------------------------------------------------------------------|
| Parking Spaces | 2                                                                |
| Parking        | Double Garage Detached, Garage Door Opener, Insulated, Oversized |
| # of Garages   | 2                                                                |

### Interior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Recessed Lighting, Separate Entrance, Vinyl Windows                                                       |
| Appliances        | Dishwasher, Garage Control(s), Microwave Hood Fan, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Washer/Dryer Stacked |
| Heating           | Forced Air                                                                                                                |
| Cooling           | None                                                                                                                      |
| Fireplace         | Yes                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                         |
| Fireplaces        | Electric, Living Room                                                                                                     |
| Has Basement      | Yes                                                                                                                       |
| Basement          | Full                                                                                                                      |

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Private Entrance, Private Yard, Storage |
| Lot Description   | Back Lane, Back Yard                    |
| Roof              | Asphalt Shingle                         |
| Construction      | Brick, Vinyl Siding, Wood Frame         |
| Foundation        | Poured Concrete                         |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 25th, 2025 |
| Days on Market | 12                 |
| Zoning         | R-CG               |

### Listing Details

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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