

# \$598,800 - 403 Queen Alexandra Way Se, Calgary

MLS® #A2250254

**\$598,800**

4 Bedroom, 3.00 Bathroom, 1,187 sqft

Residential on 0.14 Acres

Queensland, Calgary, Alberta

Welcome to 403 Queen Alexandra Way SE, a rare find in the heart of the family-friendly community of Queensland. This 4-bedroom, 3-bathroom home offers a unique blend of space, convenience, and opportunity. With a separate private rear entrance and an R-CG zoned lot, the property is well-suited for multi-generational living or future redevelopment potential.

Notable updates include a roof (2014), furnace (2014), windows (2016), and a brand-new hot water tank (2025), giving peace of mind to the next owner. Adding to its appeal is the attached garage—a rare feature in homes of this style, offering direct access indoors without braving snowy walks.

The location is hard to beat. Queensland is a warm, welcoming neighborhood known for its parks, playgrounds, and strong sense of community. You're just minutes from Deer Valley Marketplace, schools, groceries, restaurants, and transit, with Fish Creek Park and the Bow River pathways close by for endless outdoor recreation.

Whether you're looking for a spacious family home, an income-generating property, or a site with outstanding redevelopment potential, this home offers exceptional value in one of Calgary's most established and convenient communities.



Built in 1973

## Essential Information

MLS® #	A2250254
Price	\$598,800
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,187
Acres	0.14
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address	403 Queen Alexandra Way Se
Subdivision	Queensland
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 3P3

## Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes

Basement	Finished, Full
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## Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Garden
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 20th, 2025
Zoning	R-CG

## Listing Details

Listing Office	TREC The Real Estate Company
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