

# \$725,000 - 316 Queen Alexandra Road Se, Calgary

MLS® #A2222922

**\$725,000**

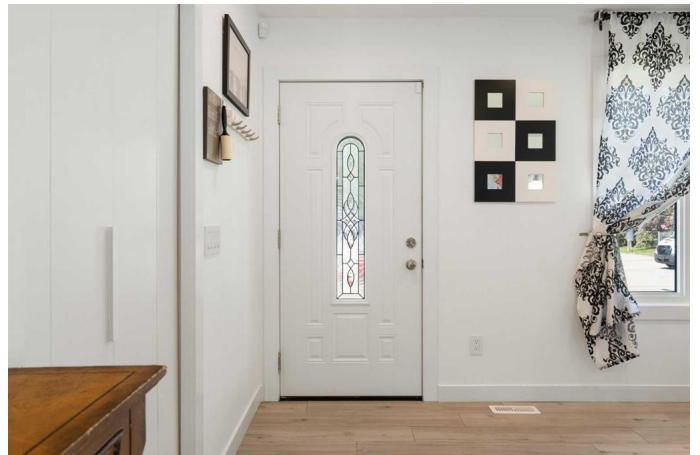
5 Bedroom, 3.00 Bathroom, 1,133 sqft  
Residential on 0.12 Acres

Queensland, Calgary, Alberta

Welcome to your move-in-ready home in the heart of Queensland: a beautifully renovated three-bedroom bungalow, complete with a legal two-bedroom basement suite—perfect for multigenerational living or as an income-producing investment. Fully updated in 2023, this corner-lot gem has undergone extensive upgrades, from new doors and enhanced insulation to fresh landscaping that elevates its curb appeal.

Step through the front door into a bright, open-concept living space where vinyl plank flooring and oversized windows bathe every room in natural light. The living room, anchored by an elegant electric fireplace, flows seamlessly into the dining area and chef's kitchen, which boasts a generous island, quartz countertops, and stainless steel appliances. At the rear of the home, the serene primary bedroom offers a convenient two-piece ensuite and sliding doors to your private south-facing backyard, while two more well-sized bedrooms share the stylish four-piece main bathroom.

Downstairs, discover the fully permitted, two-bedroom basement suite—each bedroom featuring large egress windows for safety and brightness—alongside its own four-piece bathroom, spacious kitchen, cozy living room with fireplace, and dedicated laundry. A double detached garage and a fully fenced yard complete this exceptional property.



Situated directly across from a playground and just steps from schools, shops, and dining, this Queensland bungalow is an ideal choice for first-time buyers, growing families, or investors seeking a versatile and contemporary home. Donâ€™t miss the opportunity to make this turnkey property your own.

Built in 1973

**Essential Information**

MLS® #	A2222922
Price	\$725,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,133
Acres	0.12
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	316 Queen Alexandra Road Se
Subdivision	Queensland
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 3P5

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

**Interior**

Interior Features	Kitchen Island, Open Floorplan, Separate Entrance, Storage
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Stove(s), Washer/Dryer, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Private, Rectangular Lot, Street Lighting, Gazebo
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 29th, 2025
Days on Market	3
Zoning	R-CG

## Listing Details

Listing Office	eXp Realty
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