\$568,800 - 403 Queen Alexandra Way Se, Calgary

MLS® #A2250254

\$568,800

4 Bedroom, 3.00 Bathroom, 1,187 sqft Residential on 0.14 Acres

Queensland, Calgary, Alberta

**Open House - August 24th form
11:30am-1pm** 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 garageâ€"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.







Essential Information

MLS® # A2250254 Price \$568,800

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

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

Days on Market 75

Zoning R-CG

Listing Details

Listing Office TREC The Real Estate Company

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