

\$625,000 - 71 Queen Alexandra Close Se, Calgary

MLS® #A2253572

\$625,000

4 Bedroom, 3.00 Bathroom, 1,256 sqft

Residential on 0.12 Acres

Queensland, Calgary, Alberta

Unlock exceptional cash flow potential with this oversized bungalow, a standout investment in today's market! Previously generating \$3550 monthly (\$2,100 main floor + \$1,450 basement current tenant), this property delivers strong returns even with current interest rates. Alternatively, live in one suite and let the other significantly offset your mortgage, maximizing your financial flexibility.

MAIN FLOOR HIGHLIGHTS:

Spacious layout with three generously sized bedrooms, including a master featuring a 2-piece ensuite. Bright and open living, dining, and kitchen areas, flooded with natural light from large windows. Ample storage with a front closet, pantry, and additional shelving at the rear entrance.

BASEMENT SUITE (ILLEGAL)

Expansive great room, ideal for work-from-home setups or additional living space. Two well-appointed bedrooms, a full bathroom, and a modern kitchen with stainless steel appliances. Shared rear entrance with access to a shared laundry and mechanical room for convenience.

Large backyard perfect for pets, kids, or gardening, complete with an oversized single garage. Adjacent off-leash park for pet owners and outdoor enthusiasts. Walkable to groceries, restaurants, and Starbucks,



enhancing tenant appeal and lifestyle convenience.

This property is a rare find for savvy investors or owner-occupants seeking immediate cash flow and long-term value. Donâ€™t miss out on this turnkey opportunity to capitalize on a high-demand rental market!

Built in 1973

Essential Information

MLS® #	A2253572
Price	\$625,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,256
Acres	0.12
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	71 Queen Alexandra Close Se
Subdivision	Queensland
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 3P9

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	See Remarks, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Refrigerator, See Remarks, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame, Aluminum Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 3rd, 2025
Days on Market	1
Zoning	R-CG

Listing Details

Listing Office	Royal LePage Blue Sky
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