



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**267 QUEEN ALEXANDRA Road, Calgary T2J 3P4**

MLS®#: **A2160076**      Area: **Queensland**      Listing **08/26/24**      List Price: **\$630,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$9k, 17-Sep**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1973**  
Lot Information  
 Lot Sz Ar: **6,070 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,279**  
 Low Sqft:  
 Ttl Sqft: **1,279**

DOM

**24**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **1.5 (1 1)**  
 Style: **Bi-Level**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Landscaped,Street Lighting,Rectangular Lot**  
 Park Feat: **220 Volt Wiring,Additional Parking,Alley Access,Double Garage Detached,Garage Faces Rear,In Garage Electric Vehicle Charging Station(s),Oversized,RV Access/Parking,RV Gated**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **BBQ gas line,Garden,Private Yard**

Construction: **Aluminum Siding ,Brick,Concrete**  
 Flooring: **Carpet,Hardwood,Linoleum,Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Microwave,Range Hood,Refrigerator,Stove(s),Washer,Window Coverings**  
 Int Feat: **Built-in Features,Closet Organizers,Kitchen Island,Open Floorplan,Pantry,Recessed Lighting,Soaking Tub,Storage,Wet Bar**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Ensuite bath</b>	<b>Main</b>	<b>4`4" x 5`2"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>8`0" x 4`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>14`7" x 8`10"</b>	<b>Bedroom</b>	<b>Main</b>	<b>13`6" x 8`10"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`8" x 10`0"</b>	<b>Kitchen</b>	<b>Main</b>	<b>13`3" x 11`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>16`2" x 15`1"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`10" x 13`3"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`7" x 17`5"</b>	<b>Laundry</b>	<b>Basement</b>	<b>6`11" x 11`11"</b>
<b>Game Room</b>	<b>Basement</b>	<b>19`11" x 14`1"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>18`2" x 24`11"</b>
<b>Other</b>	<b>Basement</b>	<b>4`7" x 8`9"</b>			

Title:  
**Fee Simple**  
Legal Desc:

**731098**

Zoning:  
**R-C1**

Remarks

Pub Rmks: **\*\* OPEN HOUSE Sept 22 from 2-4pm \*\* The HOME sweet HOME you've been envisioning now has a for sale sign in the lush front yard! Tucked amongst the mature trees in the picturesque community of Queensland, offering both suburban tranquility and urban convenience. This thoughtfully updated Bi-Level boasts a perfect blend of classic charm and modern flare, with a private backyard oasis, and an Oversized Double 23'x23' Detached Garage w/ EV charging capabilities & RV parking. The Foyer welcomes you inside the bright main level, w/ rich hardwood floors, fresh paint, NEW baseboards & trim. The Living Room hosts large windows and a cozy wood burning Fireplace w/ beautiful floor-to-ceiling gray brick. The Open Concept layout flows past the Formal Dining space into a fantastic Kitchen. Equipped w/ white cabinets highlighted by the colorful tiled backsplash w/ spice racks, SS appliances, views of the stunning backyard from your Kitchen sink, Pantry for added storage, and elegant lighting above the O/S Eat-Up Island. Off the Kitchen is easy access to the Mudroom w/ built-in organized shelving & hooks, and there's more organized storage in the central hallway Coat AND Linen Closets. The spacious Primary Suite has a modern 2-Pc Ensuite w/ a NEW faucet & mirrored closet door. Also on this main-level are 2 more great-sized Bedrooms w/ big windows and closets, access to a gorgeous updated 4-Pc Bathroom w/ a soaker tub. Arguably one of the best parts of this home awaits in the Basement, ideal for entertaining and unwinding - there's unique wood feature walls contrasted by dark ceilings in the huge Theatre/Rec Room, a corner faux fireplace surrounded in brick, Projector System, a Wet Bar w/ more storage solutions, 4th Bedroom w/ TWO large windows and double closets, Laundry Room, Utility & Storage area, and already roughed in for another potential FULL Bath AND additional Flex Space. Some notable updates include: All Main floor Windows recently replaced, newer A/C and (2019) 2-stage Lennox Furnace. Outside this property is an absolute sanctuary, w/ a large fenced backyard kept private from the many mature trees & shrubs, with a concrete patio and walkway, BBQ gas line, RV Parking, all fully landscaped to include lush lawn space and a few raised wood garden beds. Garage goals achieved - this incredible Oversized Double Detached Garage has bright windows, and a new Sub-Panel w/ 50 amp EV charger! This unbeatable home is mere minutes from Fish Creek Park and other great amenities, just steps away from the local Dog Park, checking all the boxes for everyone in the family. Don't miss your opportunity to own this impeccable home, call your favorite Realtor and schedule a private viewing TODAY! Bookshelves in 2nd Bedroom, Projector & Screen "as is", TV Bracket in Living Room, LOREX Cameras & computer "as is", Ring Doorbell, shelves with paint in Utility Room.**

Inclusions:

Property Listed By: **RE/MAX First**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**













**267 Queen Alexandra Rd SE, Calgary, AB**

Main Floor Exterior Area 1278.00 sq ft  
Interior Area 1224.00 sq ft



0 4 8 ft

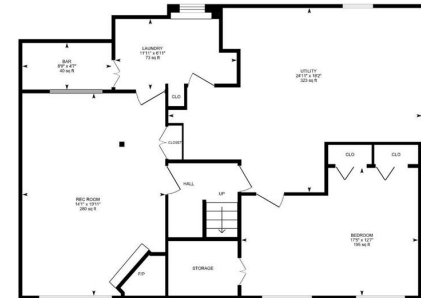
PREPARED: 2024/09/20



White regions are excluded from total floor area in iGVUE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**267 Queen Alexandra Rd SE, Calgary, AB**

Basement (Below Grade) Exterior Area 1118.00 sq ft  
Interior Area 1063.75 sq ft



0 3 6 ft

PREPARED: 2024/09/20



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