



THE
A-TEAM

**RE/MAX
FIRST**

47 QUEEN ISABELLA Close, Calgary T2J 3R2

MLS®#: **A2176973**

Area: **Queensland**

Listing Date: **11/08/24**

List Price: **\$569,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1973**
Lot Information
Lot Sz Ar: **5,586 sqft**
Lot Shape: **Corner Lot 12.8 m north side, corner 6.5m, 25.9 m west side, 30.5 m east side, 17.4 m south side**

Access: **Back Lane, City Lot, Corner Lot, Front Yard, Lawn, Irregular Lot, Level, Street Lighting, Paved, Private**
Lot Feat: **220 Volt Wiring, Additional Parking, Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated Garage, Insulated, On Street, Outside, Oversized, Parking Pad, RV Access/Parking**
Park Feat:

Utilities and Features

DOM

13
Layout
Beds: **4 (3 1)**
Baths: **2.5 (2 1)**
Style: **Bungalow**

Parking

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

Roof: **Asphalt Shingle**
Heating: **Mid Efficiency, Fireplace(s), Forced Air, Natural Gas**
Sewer: **Public Sewer**
Ext Feat: **BBQ gas line, Private Entrance**

Construction: **Metal Siding , Wood Frame**
Flooring: **Ceramic Tile, Laminate**
Water Source: **Public**
Fnd/Bsmt: **Poured Concrete**
Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
Int Feat: **Closet Organizers, Kitchen Island, Open Floorplan, Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	3`3" x 9`0"
Dining Room	Main	9`0" x 10`0"
Bedroom - Primary	Main	10`0" x 13`0"
Bedroom	Main	8`3" x 9`8"
Bedroom	Lower	11`2" x 12`11"
Family Room	Lower	11`11" x 20`9"

Room	Level	Dimensions
Kitchen	Main	9`11" x 12`8"
Living Room	Main	12`0" x 18`4"
Bedroom	Main	8`11" x 13`5"
Mud Room	Main	3`4" x 6`5"
Office	Lower	9`5" x 15`6"
Storage	Lower	5`0" x 8`0"

Laundry
2pc Ensuite bath

Lower
Main

10`0" x 12`6"
4`2" x 6`10"

4pc Bathroom
4pc Bathroom
Legal/Tax/Financial

Main
Lower

4`11" x 6`10"
4`11" x 12`11"

Title:
Fee Simple
Legal Desc:

731098

Zoning:
R-CG

Remarks

Pub Rmks:

FIRST TIME BUYERS, HANDYMEN, AND INVESTORS! This is a BUNGALOW home full of possibilities! CORNER LOT—ALLEY access to your 24 x 26 garage with a newer roof, built with 2x6 walls, 15-foot radiant heater, 220 power, insulated garage door, and TWO SEPARATE RV/Boat/Toy parking areas! The home has great potential to put in a SUITE with a side entrance - a secondary suite would be subject to approval and permitting by the city/municipality. Or move in and start making memories now while you fix it up! It has a beautiful front room with a wood-burning fireplace. Practical kitchen with plentiful cabinetry and storage (including a lazy susan) just off the 10' x 19' deck with BBQ gas line and a SEPARATE SIDE ENTRANCE. Three bedrooms with closet organizers and a large TILED 4-piece main bath are on the main floor. Plus, the primary bedroom has its own 2 piece ensuite! The partially developed basement has a large bedroom, office/flex space, family room, another 4-piece bathroom and a laundry/utility room with newer HWT. Large corner yard in an excellent, quiet location close to Fish Creek Park, Deerfoot Trail access, schools, and amenities! This property is a promising investment opportunity with its potential for a suite and the R-CG zoning. Come check it out!

Inclusions:
Property Listed By:

N/A
CIR Realty

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







