

# \$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 from 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 garage—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.



Built in 1973

## 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        67  
Zoning                    R-CG

**Listing Details**

Listing Office            TREC The Real Estate Company

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