

**47 Queen Isabella Close SE  
Calgary, Alberta**

**MLS # A2176973**



**\$569,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Queensland  |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | Bungalow  |               |                   |
| <b>Size:</b>     | 1,157 sq.ft.  | <b>Age:</b>   | 1973 (51 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | 220 Volt Wiring, Additional Parking, Alley Access, Double Garage Detached, (    |               |                   |
| <b>Lot Size:</b> | 0.13 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, City Lot, Corner Lot, Front Yard, Lawn, Irregular Lot, Level, Street |               |                   |

|                    |  |                   |              |
|--------------------|--|-------------------|--------------|
| <b>Heating:</b>    | Mid Efficiency, Fireplace(s), Forced Air, Natural Gas                | <b>Water:</b>     | Public       |
| <b>Floors:</b>     | Ceramic Tile, Laminate   | <b>Sewer:</b>     | Public Sewer |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -            |
| <b>Basement:</b>   | Separate/Exterior Entry, Full, Partially Finished                    | <b>LLD:</b>       | -            |
| <b>Exterior:</b>   | Metal Siding , Wood Frame  | <b>Zoning:</b>    | R-CG         |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -            |
| <b>Features:</b>   | Closet Organizers, Kitchen Island, Open Floorplan, Separate Entrance |                   |              |

**Inclusions:** N/A

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!