

**139 Queen Anne Way SE**  
**Calgary, Alberta**

**MLS # A2216378**



**\$500,000**

<b>Division:</b>	Queensland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,216 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Insulated, RV Access/Parking, Single Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Stone, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Open Floorplan, Storage		

**Inclusions:** None

Fantastic opportunity to own a spacious and well-located bungalow with great potential! This home features 3 bedrooms and 2 baths above grade, an updated kitchen with newer cupboards, and many upgraded windows on the main floor that bring in loads of natural light. The fully developed basement includes a bathroom, a large laundry/utility room, and offers a functional layout with plenty of additional living space. With a separate back entrance, there's potential for future suite development (subject to city approval). Additional features include an attached single garage, RV parking gate, and back lane access - ideal for those needing extra vehicle space or storage. With solid upgrades already in place, this property offers an excellent opportunity for the next buyer to refresh and personalize it to their taste. Don't miss out on this value-packed home with plenty of upside!