



123 Queensland Calgary Alberta

\$370,000

Welcome to this bright and affordable townhouse in the desirable community of Queensland, offering low condo fees and an unbeatable location within the complex. Situated on a quiet corner, this well-maintained home backs onto a spacious off-leash green space, giving you convenient access to outdoor recreation right from your private backyard gate—perfect for dog owners and nature lovers alike. The main floor features vinyl plank flooring, updated energy efficient windows and natural light creating a clean and modern feel throughout. The spacious and well-organized kitchen offers ample cupboard and counter space, making meal preparation easy and enjoyable. Look out the large north-facing windows into the private fenced backyard and green space beyond. Upstairs you'll find three comfortable bedrooms and a full 4-piece bathroom, including a generous primary bedroom complete with a walk-in closet. The fully finished basement adds valuable living space with a large family room, office area, separate laundry room, and plenty of storage as well as a new furnace (2023) and hot water tank (2023). Because this unit is located in the NW corner you can find additional parking available from the alley, accessible behind the fence, in addition to the assigned parking stall—an uncommon and highly convenient bonus. Located close to schools, parks, shopping, transit, Fish Creek Park, and major roadways, this home offers exceptional value in a well-established neighbourhood. (id:6769)

- Bedroom 8.50 Ft x 10.92 Ft
- Bedroom 10.92 Ft x 8.33 Ft
- 4pc Bathroom 4.92 Ft x 8.58 Ft
- Primary Bedroom 9.92 Ft x 11.83 Ft
- Other 5.00 Ft x 7.33 Ft
- Furnace 14.25 Ft x 17.33 Ft
- Recreational, Games room 16.58 Ft x 12.17 Ft

- Other 4.83 Ft x 5.08 Ft
- Kitchen 9.75 Ft x 11.42 Ft
- Dining room 6.25 Ft x 9.25 Ft
- 2pc Bathroom 4.92 Ft x 5.67 Ft
- Living room 15.83 Ft x 13.75 Ft
- Other 3.50 Ft x 9.00 Ft

Listing Presented By:



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Century 21 Bravo Realty

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca