



# 641 Queensland Place Calgary Alberta

\$399,900

Beautifully renovated townhouse, steps from the abundance of walking paths in Fish Creek Park. The main floor has been beautifully updated with high-quality laminate flooring. You enter into the large living room with an abundance of natural light. This beautiful townhome has been tastefully renovated with a bright and modern vibe consisting of custom kitchen cabinets, quartz counter tops, subway tile backsplash, stainless steel appliances and island with an open concept space to the dining room. Access to your own backyard which is fully fenced providing privacy and a safe space for family and pets. An updated half bathroom completes this level. Upstairs, you'll find three generous bedrooms, including a spacious primary bedroom with plenty of closet space. All bedrooms have new doors, baseboards and newer flooring. The 4 pc bathroom is beautifully updated. Moving to the lower level which contains a large rec room for flexible living space has the same beautiful flow with new ceilings, pot lights, doors and baseboards. Laundry room has plenty of extra storage space. An assigned parking stall and plenty of street parking. The location is unbeatable--just minutes from the stunning Fish Creek Park, with easy access to the Bow River, scenic walking and biking paths, and an off-leash dog park. Walk to elementary and junior high schools and shopping. This inviting home offers the perfect blend of comfort, style, and convenience--ideal for first-time buyers, young families, or those looking to downsize without compromising on space. (id:6769)

Primary Bedroom 14.92 Ft x 11.17 Ft  
 Bedroom 11.92 Ft x 8.50 Ft  
 Bedroom 10.25 Ft x 8.33 Ft  
 4pc Bathroom 8.42 Ft x 5.00 Ft  
 Family room 16.83 Ft x 16.08 Ft  
 Laundry room 11.42 Ft x 6.50 Ft  
 Furnace 10.00 Ft x 10.17 Ft

Other 7.00 Ft x 5.83 Ft  
 Living room 11.42 Ft x 12.42 Ft  
 Dining room 8.42 Ft x 11.42 Ft  
 Kitchen 10.08 Ft x 11.42 Ft  
 2pc Bathroom 4.67 Ft x 5.42 Ft  
 Other 4.67 Ft x 5.67 Ft

Listing Presented By:



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 First Place Realty

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