



**GRASSROOTS**  
REALTY GROUP

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**210 Queenston Heights SE**  
**Calgary, Alberta**

**MLS # A2257844**



**\$448,000**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Queensland             |               |                   |
| <b>Type:</b>     | Residential/Five Plus  |               |                   |
| <b>Style:</b>    | 4 Level Split          |               |                   |
| <b>Size:</b>     | 1,465 sq.ft.           | <b>Age:</b>   | 1980 (45 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Single Garage Attached |               |                   |
| <b>Lot Size:</b> | -                      |               |                   |
| <b>Lot Feat:</b> | Back Yard, Private     |               |                   |

|                    |                                    |                   |          |
|--------------------|------------------------------------|-------------------|----------|
| <b>Heating:</b>    | Forced Air, Natural Gas            | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Carpet, Hardwood, Tile             | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | Asphalt Shingle                    | <b>Condo Fee:</b> | \$ 497   |
| <b>Basement:</b>   | Partial, Unfinished                | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame           | <b>Zoning:</b>    | M-CG d44 |
| <b>Foundation:</b> | Poured Concrete                    | <b>Utilities:</b> | -        |
| <b>Features:</b>   | Ceiling Fan(s), Vaulted Ceiling(s) |                   |          |

**Inclusions:** curtains and rods, 2 white cabinets in kitchen, small propane BBQ

Welcome to the desirable community of Queensland. This END UNIT 4-level split townhome shows pride of ownership. The welcoming living room has vaulted ceilings and large windows that allow for natural light to flood the space. Off the living room, you can relax on the inviting private backyard oasis that backs onto common area greenspace. Ideal for entertaining friends and family or a peaceful calming space to call your own. The kitchen has ample storage, stainless steel appliances and an eat in nook. Around the corner is a fabulous dining area overlooking the bright living room. Upstairs you will find the large master and 2 spacious secondary bedrooms. The primary bedroom has a walkthrough closet leading to the connected 4 piece bathroom. The unfinished lower level is left up to your imagination depending on what you need, maybe a gym, office, or storage. Recent updates include NEW furnace (2024). NEW hot water tank was installed inside the home in (2020). NEW roof (2020) and eavestroughs (2022). Enjoy the convenience of the private ATTACHED GARAGE for extra storage and to keep your vehicle out of the elements!! Extra room in the driveway for a second vehicle. The community of Queensland is conveniently located minutes away from Fish Creek Park, scenic walking and bike paths, schools, shopping, and transportation. Don't miss out on this meticulously cared for townhome to call your own!