



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**16 Queen Anne Close SE**  
**Calgary, Alberta**

**MLS # A2273800**



**\$396,000**

<b>Division:</b>	Queensland		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,150 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 424
<b>Basement:</b>	Full	<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>	Stone Counters		

**Inclusions:** none

Wonderfully renovated townhome offering a bright and welcoming living space with modern laminate floors, fresh paint, and a beautifully updated kitchen featuring newer white cabinets, quartz counters, and stainless appliances. The upstairs has a renovated bathroom and three large bedrooms, including a huge primary suite with a custom built-in closet. You'll love the private fenced yard that backs right to a greenspace. The large unfinished basement provides plenty of storage, and the furnace and water heater are approximately six years old. This well-maintained complex has seen major updates over the past decade, including windows, doors, roof, siding, and newer vinyl fencing, and the condo fees include water. There is an assigned parking stall right out from of this home. This townhome is ideally located in Queensland, just a short walk from Fish Creek Park with its endless pathway system and access to the Bow River. Commuting is convenient with quick access to Deerfoot Trail, and families will appreciate having several schools close by. Ready for a quick possession.