



GRASSROOTS
REALTY GROUP

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147, 123 Queensland Drive SE
Calgary, Alberta

MLS # A2284221



\$359,900

Division:	Queensland		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,101 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Landscaped, Level, Low Maintenance Landscape, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 344
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, See Remarks, Vinyl Windows		

Inclusions: None

Welcome to this updated three-bedroom townhouse that perfectly blends modern comfort with everyday convenience. This charming two-story end unit offers the privacy and space you've been searching for in one of Calgary's most desirable communities. Step inside to discover a bright and inviting living area that seamlessly connects to the dining space, creating an ideal layout for entertaining guests or enjoying quality time with loved ones. The thoughtfully renovated kitchen, updated in 2016, makes cooking a pleasure while vinyl windows installed throughout the home flood each room with natural light, enhancing the warm and welcoming atmosphere. Upstairs, three generously sized bedrooms await, including a comfortable primary bedroom perfect for unwinding after a long day. The recently renovated full bathroom serves the upper level beautifully, while a convenient half bath on the main floor adds practicality for daily living. The unfinished basement presents exciting possibilities, ready for your personal vision and creativity. One of the true highlights of this property is the fully fenced backyard, offering a private outdoor sanctuary for relaxation, gardening, or summer barbecues. This spacious retreat provides the perfect setting for children and pets to play safely. Nature enthusiasts will appreciate the nearby dog park and extensive network of walking paths and trails that wind through the picturesque community. With shopping destinations, restaurants, and schools just moments away, this central location simplifies daily errands while making city-wide commuting effortless. Don't miss this wonderful opportunity to call this delightful townhouse your new home. Schedule your private viewing today and experience everything this exceptional property has to offer.

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