



**64, 123 Queensland SE
Calgary, Alberta**

MLS # A2292000



\$370,000

Division:	Queensland		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,092 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Guest, Stall		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 344
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Smoking Home		

Inclusions: Play structure in the basement, gazebo, basement freezer and mini fridge can all be removed or left at buyer's request

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.