



**102, 123 Queensland Drive SE  
Calgary, Alberta**

**MLS # A2303898**



**\$350,000**

<b>Division:</b>	Queensland		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	880 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Gazebo, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 273
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Pantry, Storage		

**Inclusions:** Projector w/ screen, Gazebo

Looking for an UPDATED, PET-FRIENDLY condo with LOW CONDO FEES, a HEALTHY RESERVE FUND, and a sunny WEST-FACING BACKYARD? This is the one. Welcome to Queensland Park—where lifestyle and value come together. Step inside to a bright, inviting main floor that seamlessly connects the living and dining spaces, anchored by a RECENTLY RENOVATED KITCHEN featuring ALL NEW APPLIANCES (2025), LUXURY VINYL PLANK FLOORING, and UPDATED LIGHTING throughout. Out back, you’ll find a private, sun-soaked retreat complete with a DECK, GAZEBO, ASTRO TURF, and RAIN BARREL—designed for low maintenance and maximum enjoyment. Backing onto a PARK and just steps to the OFF-LEASH DOG PARK, transit, and everyday amenities, this location checks all the boxes. Plus, you’re just minutes from Fish Creek Provincial Park and Sikome Lake. Upstairs, the LUXURY VINYL PLANK FLOORING continues into two spacious bedrooms, both equipped with CUSTOM CLOSET ORGANIZERS and NEW CEILING FANS. The PRIMARY BEDROOM offers a unique touch with a PULL-DOWN PROJECTOR SCREEN (PROJECTOR INCLUDED)—your own private movie night setup. The upper level is completed by a FULLY RENOVATED 4-PIECE BATHROOM featuring a NEW TOILET, QUARTZ COUNTERS, EXTRA-DEEP SOAKER TUB, and MODERN LIGHTING. The fully finished basement provides additional living space, a LARGE STORAGE AREA, and a DEEP FREEZE, plus an UNDER-THE-RADAR BONUS FEATURE you’ll want to see in person. This home also offers peace of mind with COPPER & PEX PLUMBING, NEW WINDOWS & DOORS (2023), a RECENTLY SERVICED FURNACE, and FRESHLY CLEANED

DUCTS&mdash;showing true pride of ownership throughout. Move-in ready and packed with value&mdash;this is one you don&rsquo;t want to miss.