



GRASSROOTS
REALTY GROUP

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559 Queenston Gardens SE
Calgary, Alberta

MLS # A2211249



\$379,000

Division:	Queensland		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,168 sq.ft.	Age:	1981 (44 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Alley Access, Guest, Off Street, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Low Maintenance Landscape, Pri		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 430
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, No Smoking Home, Storage, Vinyl Windows		

Inclusions: none

Don't miss this beautifully updated townhome in the peaceful, family-friendly community of Queensland. Step into a welcoming foyer (with convenient coat closet) opening to a bright, spacious living room with large picture window. The adjacent dining area connects to a well-appointed kitchen featuring stainless steel appliances, ample counter and cupboard space, and a sunny west facing window overlooking your private fenced backyard, complete with patio and raised garden box - for veggies or blooms! The main floor includes a convenient two-piece bath, while upstairs offers a stylishly renovated 4-piece bathroom, a generous primary bedroom with built in storage, and two additional bedrooms - or optional home offices. The unfinished basement is ready for your personal touch, it's a rec room, media lounge, or workout space. The laundry area could easily accomodate a laundry sink, as it is currently plumbed in with a shower. Parking spot just outside back gate, owner currently rents 2nd space beside assigned spot. (buyer can apply). Easy access to Deerfoot and MacLeod Trails, and just steps to an off leash dog park, Fish Creek Park, schools, restaurants, shopping, and more-this home blends comfort, convenience, and nature! A must-see, call your favourite realtor today!