



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

144, 123 Queensland Drive SE  
Calgary, Alberta

MLS # A2305713



**\$350,000**

<b>Division:</b>	Queensland		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,125 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Guest, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 343
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Closet Organizers, No Smoking Home		

**Inclusions:** none

Incredible location just minutes from Fish Creek Park! This well designed 3 bedroom, 1.5 bath townhouse offers the perfect blend of comfort, functionality, and everyday convenience in one of Calgary's most sought-after communities. It's an excellent opportunity for first-time buyers, with the added benefit of LOW CONDO FEES. With over 1,500 sq. ft. of total living space, the bright, open-concept main floor seamlessly connects the living and dining areas, ideal for entertaining or unwinding at the end of the day. NEW WINDOWS IN (2023) flood the home with natural light, creating a warm and inviting atmosphere throughout. Upstairs, you'll find three generously sized bedrooms, including a spacious primary bedroom with a walk-in closet. A full bathroom serves the upper level, while a convenient powder room on the main floor enhances everyday functionality. The fully finished basement extends your living space with a large recreation or games room, perfect for movie nights, hobbies, or a home gym. Step outside to your fully fenced backyard, a private outdoor space just in time for summer barbecues, or simply relaxing. It's also a safe and spacious area for kids and pets to enjoy. Surrounded by scenic pathways, trails, and a nearby dog park, this location is perfect for outdoor enthusiasts. Plus, with shopping, dining, and schools just minutes away, everything you need is within easy reach. Recent updates provide added peace of mind, including a NEW FURNACE AND HOT WATER TANK IN (2022). Don't miss your chance to own this charming and affordable Condo. Book your private showing today.