



98, 123 Queensland Drive SE  
Calgary, Alberta

MLS # A2307618



**\$318,000**

<b>Division:</b>	Queensland		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,097 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Front Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 344
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Vinyl Windows		

**Inclusions:** N/A

Welcome to the heart of family-friendly living in the mature southeast community of Queensland! This 2 storey rowhouse condo offers the perfect blend of comfort, convenience, and lifestyle with 3 bedrooms and 1.5 bathrooms in a complex that truly shows pride of ownership. Step inside and enjoy a bright, functional layout ideal for families, first-time buyers, or investors alike. The home features several important updates including a few newer appliances within the last 3 years (dishwasher, fridge, and dryer), hot water tank is approximately 5 years old. The windows are all brand new within the last 2 months (except the basement), helping improve both efficiency and curb appeal. Location is everything, and this one delivers! Schools & parks are plentiful in the area and shopping, gas stations, fast food & sit in style restaurants, as well as popular local pubs are conveniently located directly across the street with South Center mall just a quick 15 minute drive. Commuters will appreciate quick access to major roadways and transit stops located right outside the complex. Nature lovers will fall in love with being just minutes from the endless walking and biking pathways of Fish Creek Provincial Park &mdash; one of Calgary's most beautiful outdoor escapes. Whether you're raising a family, downsizing, or just entering the market, this is an incredible opportunity to own in one of southeast Calgary's most established and welcoming communities.