



**723 Queenston Terrace SE  
Calgary, Alberta**

**MLS # A2318839**



**\$420,000**

<b>Division:</b>	Queensland		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,293 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Driveway, Garage Faces Front, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, No Back Lane, See Remarks, Tre		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 513
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Vinyl Windows		

**Inclusions:** Built-in shelving (garage), TV wall mount/brackets

Welcome to this beautifully maintained end-unit townhome offering an exceptional combination of space, privacy, and location in the community of Queensland. This inviting four-level split is designed for effortless everyday living and entertaining. Step inside to a bright and welcoming foyer before ascending to the stunning living room, where soaring high ceilings, a cozy wood-burning fireplace, and large windows and sliding glass doors create a warm and airy atmosphere. The adjacent private courtyard style patio, complete with a gas BBQ line, provides the perfect setting for summer gatherings, morning coffee, or relaxing evenings outdoors. The thoughtfully updated kitchen (2019) features ample cabinetry, generous workspace, corner pantry closet and a movable centre island, while the spacious family-sized dining area offers plenty of room to host family and friends. An updated powder room (2022) completes this level. The upper floor is home to three well-appointed bedrooms and a full bathroom. The spacious primary retreat is filled with natural light from its sunny south-facing windows and features a large walk-through closet with direct access to the bathroom. Two additional bedrooms provide flexibility for children, guests, or a home office. Additional highlights include an attached single garage, updated kitchen, new Bosch dishwasher (2022) and powder room (2022), Gosund programmable lighting system, home was substantially repainted in 2022 abundant natural light, and a highly functional layout ideal for families, professionals, or downsizers alike. Perfectly positioned just steps from the Bluffs and Queensland off leash dog park while being only minutes from Fish Creek Provincial Park, outdoor recreation is always within reach. Families will appreciate being within a short walk of schools (Horizon Leadership Academy, Wilma Hansen School, and Don Bosco

School). Shopping, restaurants, parks, and everyday amenities are all just minutes away, with great access to major roadways, offering exceptional convenience. A rare opportunity to enjoy low-maintenance living, in this mature neighbourhood with exceptional outdoor space in an outstanding location.