



GRASSROOTS
REALTY GROUP

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738 Queenston Terrace SE
Calgary, Alberta

MLS # A2330210



\$425,000

Division:	Queensland		
Type:	Residential/Four Plex		
Style:	4 Level Split		
Size:	1,392 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Driveway, Front Drive, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Treed		

Heating:	Fireplace(s), Forced Air, Natural Gas
Floors:	Ceramic Tile, Laminate
Roof:	Asphalt Shingle
Basement:	Partial
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, No Smoking Home, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	\$ 513
LLD:	-
Zoning:	M-CG d44
Utilities:	-

Inclusions: None

Welcome to this bright and spacious end-unit, four level split townhouse, ideally located just steps away from the Bluffs and Queensland Off-Leash Park. Offering three bedrooms and a thoughtfully designed multi-level layout, this home combines comfort, functionality, and contemporary living. The upgraded kitchen is a standout feature with a new dishwasher (2025) that is complemented by the numerous improvements throughout the home. Stay comfortable year-round with a recently installed Comfort-Aire central air conditioning system, and a brand-new high efficiency furnace with a smart thermostat (2025), providing peace of mind for years to come. Large windows fill the home with natural light, creating a warm and inviting atmosphere. Enjoy the sunny back deck, which backs onto a peaceful green space. Only minutes away from Fish Creek Provincial Park, an assortment of shopping, and schools at a walking distance. Perfect for first-time buyers, young families, or those looking to downsize without sacrificing space. Don't miss this fantastic opportunity to own a beautifully updated home in the welcoming community of Queensland!