



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

42, 123 Queensland Drive SE
Calgary, Alberta

MLS # A2332461



\$368,500

Division:	Queensland		
Type:	Residential/Other		
Style:	4 Level Split, Attached-Side by Side		
Size:	1,118 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 344
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Kitchen Island, Quartz Counters, Walk-In Closet(s)		

Inclusions: None

Welcome to this beautifully and extensively renovated 4-level split duplex, where modern style meets everyday functionality. Thoughtfully updated from top to bottom, this bright and inviting home offers 3 bedrooms and 1.5 bathrooms with quality finishes throughout. The stunning kitchen is the heart of the home, featuring quartz countertops, contemporary cabinetry, built-in shelving, and a clean, timeless design that's perfect for both daily living and entertaining. The spacious primary bedroom includes a custom walk-in closet with built-in organizers, adding both luxury and practicality. Every renovation has been completed with care, creating a move-in-ready home that feels fresh, stylish, and welcoming. For added peace of mind, the furnace and hot water tank were replaced approximately six years ago. Outside, you'll find a fully fenced backyard, offering a private space to relax, garden, or let kids and pets play, along with the convenience of an assigned parking stall directly in front of the unit. Located in the sought-after community of Queensland, you'll enjoy easy access to Fish Creek Provincial Park, the Bow River, shopping, schools, transit, and Deerfoot Trail, making commuting and everyday errands a breeze. Whether you're a first-time buyer, downsizer, or investor, this extensively renovated home is a rare opportunity to own a stylish, turnkey property in an unbeatable location.