



GRASSROOTS
REALTY GROUP

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13, 123 Queensland Drive SE
Calgary, Alberta

MLS # A2333194



\$319,900

Division:	Queensland		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,115 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 349
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: none

Welcome to Unit 13, 123 Queensland Drive SE—a well-maintained 4-level split offering a functional layout and an excellent location in the heart of Queensland. With 3 bedrooms and 1.5 bathrooms, this home is perfect for first-time buyers, young families, or investors looking for great value in a well-established community. The unique four-level split design provides comfortable living spaces with plenty of room for everyone. The bright main living area flows into the dining space and kitchen, while the additional lower levels offer flexibility for a family room, home office, recreation area, or extra storage. Ideally situated close to schools, playgrounds, shopping, transit, and everyday amenities, this home combines convenience with a family-friendly setting. Commuting is easy with quick access to Bow Bottom Trail, Deerfoot Trail, and Canyon Meadows Drive, making travel throughout the city simple and efficient. Whether you're starting out, downsizing, or adding to your investment portfolio, this is an excellent opportunity to own a home in a desirable southeast Calgary neighbourhood. Don't miss your chance to make Unit 13, 123 Queensland Drive SE your next home!