

## 522 Queenston Gardens SE Calgary, Alberta

**MLS # A2222377**

# \$389,900

Division:	Queensland		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,172 sq.ft.	Age:	1981 (44 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Landscaped, Level, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 495
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Track Lighting		

**Inclusions:** None

Nature at Your Doorstep | Stylish Living Inside. Discover the perfect balance of serenity and convenience in this beautifully located END UNIT townhouse, nestled in a well-managed complex surrounded by mature trees and steps from the trails of Fish Creek Park. Offering 1685 sqft of living quarters with 3 bedrooms and 1.5 bathrooms. Step inside to a bright, inviting main floor featuring modern laminate flooring, a fresh neutral palette, and a spacious layout that flows seamlessly from the front living and dining area to the highly functional kitchen. From here, step out to your sunny South-facing backyard with an oversized deck &mdash; perfect for morning coffee, summer BBQs, or evening relaxation. Upstairs, the primary bedroom offers a peaceful retreat, complemented by two additional guest bedrooms and a full 4-piece bathroom. The partially developed basement adds valuable flexibility, ideal for a family room, home gym, or playroom, along with a dedicated laundry area and ample storage. Enjoy the fully fenced backyard&mdash;a private, pet-friendly oasis that&rsquo;s both safe and secure. A dedicated parking stall just outside your back gate adds everyday ease. This pet-friendly complex has seen numerous recent updates, including windows, siding, shingles, vinyl fencing, and walkways&mdash;adding long-term value and peace of mind. Location perks: walk to parks, schools, shopping, and transit&mdash;all while living mere moments from one of Calgary&rsquo;s most beloved natural escapes. This is more than a home&mdash;it's a lifestyle. A must see !!!