

143, 123 Queensland Drive SE  
Calgary, Alberta

MLS # A2230123



**\$330,000**

|           |                       |        |                   |
|-----------|-----------------------|--------|-------------------|
| Division: | Queensland            |        |                   |
| Type:     | Residential/Five Plus |        |                   |
| Style:    | 2 Storey              |        |                   |
| Size:     | 1,128 sq.ft.          | Age:   | 1977 (48 yrs old) |
| Beds:     | 3                     | Baths: | 1 full / 1 half   |
| Garage:   | Stall                 |        |                   |
| Lot Size: | -                     |        |                   |
| Lot Feat: | Back Yard             |        |                   |

|             |                        |
|-------------|------------------------|
| Heating:    | Forced Air             |
| Floors:     | Carpet, Linoleum, Tile |
| Roof:       | Asphalt Shingle        |
| Basement:   | Full, Unfinished       |
| Exterior:   | Wood Frame             |
| Foundation: | Poured Concrete        |
| Features:   | Storage                |

|            |          |
|------------|----------|
| Water:     | -        |
| Sewer:     | -        |
| Condo Fee: | \$ 329   |
| LLD:       | -        |
| Zoning:    | M-C1 d75 |
| Utilities: | -        |

**Inclusions:** Refrigerator in the basement

Welcome to this charming 3-bedroom, 1.5-bath townhome located in the heart of Queensland, SE Calgary. This well-laid-out home is perfect for buyers looking to add their personal touch. The main floor features a bright living area, a convenient half bath, and a kitchen with an eat-in dining nook that overlooks the fully fenced backyard, ideal for relaxing, gardening, or watching the kids play. Upstairs, you'll find three comfortable bedrooms and a full 4-piece bathroom. The basement is undeveloped and ready for your creative vision—whether it's a rec room, home gym, or additional storage space. Enjoy easy access to public transportation, parks, schools, shopping, and local coffee shops, all just minutes away. Offered at an unbeatable price, this home presents an excellent opportunity to get into a well-connected neighborhood with room to grow and make it your own. Don't miss out!