

44, 123 Queensland Drive SE
Calgary, Alberta

MLS # A2234935



\$359,900

Division:	Queensland		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,163 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad, Stall		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard, Lawn, Level, Private, Rectangular Lot		

Heating:	Floor Furnace	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 336
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), See Remarks, Storage		

Inclusions: N/A

Discover the charm of this lovely three-bedroom, two-story corner unit that combines comfort and convenience in an ideal setting. Located in a highly desirable area, this home is just a short distance from a variety of shopping destinations, restaurants, and schools. Upon entering, you'll find a spacious living area that flows effortlessly into the dining space, making it perfect for gatherings with family and friends. The well-equipped kitchen simplifies meal preparation, with many windows throughout the unit inviting an abundance of natural light, creating a warm and welcoming ambiance. A highlight of this property is the oversized backyard, offering an ample outdoor space for relaxation or play. Backing onto a back lane, it ensures added privacy and accessibility. Picture yourself enjoying morning coffee or hosting barbecues in this generous outdoor retreat. For those who appreciate an active lifestyle, this corner unit is conveniently located near a dog park and a network of walking paths and trails, ideal for exploring the beautiful community surroundings. This central location makes commuting anywhere in the city a breeze. Take advantage of this opportunity to make this charming property your new home! Schedule a viewing today to see all the wonderful features this location has to offer.