

**43, 123 Queensland Drive SE
Calgary, Alberta****MLS # A2248161****\$354,900**

Division:	Queensland		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,122 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 344
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan, Walk-In Closet(s), Wood Counters		

Inclusions: Electric Lawn Mower

Step Inside This Beautifully Updated Home! Welcome to a meticulously maintained and recently renovated living space that seamlessly blends style, comfort, and functionality. From the moment you enter, you'll notice upgraded lighting throughout — including a Timeless Pendant Chandelier in the main floor staircase — setting the tone for this thoughtfully updated home. Freshly painted walls, brand new baseboards, and stunning vinyl plank flooring (installed less than a year ago) provide a modern and cohesive look across all levels. A stylishly updated bathroom features New Tile, a Modern Vanity, sleek Faucets, and a Medicine Cabinet. Fresh Lighting and a New Coat of Paint complete the refresh, making this bathroom both functional and on-trend. The Open-Concept Main Floor is ideal for entertaining, highlighted by a sleek, modern kitchen with Richly Painted Cabinetry (courtesy of Mike the Painter), New Butcher Block Countertops, a Real Stone Backsplash, and a new Faucet and Hood Fan. Enjoy the convenience of Stainless-Steel Appliances and upgraded lighting with a built-in fan and remote — perfect for keeping cool while preparing dinner on date night. Upstairs, you'll find Three Generously Sized Bedrooms, including a spacious Primary Suite with a walk-in closet offering ample storage. The renovated bathroom boasts New Tile, a Stylish Tub Surround, updated Sink and Countertop, and elegant new Light Fixtures that add a touch of luxury. To top it all off, the Fully Finished Basement is ready to suit your needs — whether you're envisioning a home gym, recreation area, or additional living space. Bonus Points: An Updated Hot Water Tank (2018). Outdoor Living Made Easy — Enjoy the outdoors in a Fully Fenced Backyard — perfect for both privacy and peace of mind. A Gated Entry provides added

convenience, with Room for Additional Parking Just Outside The Gate if needed. Whether you're a small-space gardener or simply love spending time outside, you'll appreciate the Room For Entertaining or letting the Kids and Pets Play Freely in a safe, open space. Fantastic Location with Convenience and Nature at Your Doorstep! With Public Transit right outside your door and beautiful Fish Creek Park within walking distance, this location offers the perfect blend of accessibility and outdoor living. Deer Valley Shopping Centre is just across the street, providing all your daily essentials within easy reach. Enjoy quick access to Sikome Lake, nearby schools, and major roadways including Bow Bottom Trail and Deerfoot Trail. A nearby pathway leads directly to an off-leash dog park — perfect for pet owners. Plus, a brand-new daycare is only minutes away, making this an excellent choice for young families. Whether you're a growing family, a single owner looking to rent out a room, downsizing, or an Investor Seeking a Smart Opportunity — this property fits a variety of lifestyles and needs. Don't miss out! Book Your Viewing Today.