

**66, 123 Queensland Drive SE
Calgary, Alberta**

MLS # A2252862



\$320,000

Division:	Queensland		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	805 sq.ft.	Age:	1977 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Level, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 273
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home		

Inclusions: n/a

(Open House Sunday Sept 7 from 1:00 to 3:00 pm) Perfect for First-Time Buyers, Young Families or Investors! This bright end-unit townhouse is move-in ready and filled with thoughtful updates. Stay cool in the summer with central A/C and enjoy the durable LVP flooring on the main level, complemented by new carpet on the stairs and upper landing. The main floor offers a spacious living room and a large kitchen with a window overlooking the backyard—an ideal spot to keep an eye on the kids while preparing meals. The kitchen flows into a dining area with direct access to a private yard, making indoor-outdoor living and family barbecues a breeze. Upstairs you’ll find two comfortable bedrooms with plenty of natural light, along with the new carpet in the hallway and stairs for a fresh, cozy feel. The unfinished basement is full of potential for future development, whether you need a rec room, home office, or play space. Pet friendly (with board approval) and perfectly located close to Fish Creek Park, shopping, schools, and with quick access to Deerfoot and Stoney Trail, this home is an affordable and smart choice with room to grow!