

**160, 123 Queensland Drive SE
Calgary, Alberta**

MLS # A2313116



\$335,000

Division:	Queensland		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,124 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 344
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage, Walk-In Closet(s)		

Inclusions: None

Freshly painted and move-in ready, this updated 3-bedroom townhome offers over 1,500 sq.ft. of developed living space in Queensland Park with low condo fees. Backing directly onto a green space and playground, this is a fantastic opportunity for first-time buyers or young families. The bright main floor features a spacious living and dining area, while the renovated kitchen (2018) showcases quartz countertops, stainless steel appliances, modern cabinetry, and a large window overlooking the private backyard. Upstairs offers three good-sized bedrooms, including a primary bedroom with walk-in closet, along with an updated 4-piece bathroom featuring a newer quartz vanity. The fully finished basement provides additional family room space, laundry, and plenty of storage. Major updates include newer windows, furnace replaced in 2020 and serviced in April 2026, fridge and dishwasher (2018), and stove (2021). Enjoy your private fenced yard backing onto a playground, plus convenient access to shopping, schools, major roads, and minutes to Fish Creek Provincial Park. Affordable, updated, and in a great family-friendly location — this home is a must see!