

**143, 123 Queensland Drive SE  
Calgary, Alberta**

**MLS # A2217795**



**\$335,000**

|                  |                   |               |                   |
|------------------|-------------------|---------------|-------------------|
| <b>Division:</b> | Queensland        |               |                   |
| <b>Type:</b>     | Residential/Other |               |                   |
| <b>Style:</b>    | 2 Storey          |               |                   |
| <b>Size:</b>     | 1,020 sq.ft.      | <b>Age:</b>   | 1977 (48 yrs old) |
| <b>Beds:</b>     | 3                 | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Assigned, Stall   |               |                   |
| <b>Lot Size:</b> | -                 |               |                   |
| <b>Lot Feat:</b> | Back Yard         |               |                   |

|                    |   |
|--------------------|---|
| <b>Heating:</b>    | Forced Air, Natural Gas                       |
| <b>Floors:</b>     | Carpet, Linoleum, Tile                        |
| <b>Roof:</b>       | Asphalt Shingle                               |
| <b>Basement:</b>   | Full, Unfinished                              |
| <b>Exterior:</b>   | Brick, Vinyl Siding, Wood Frame               |
| <b>Foundation:</b> | Poured Concrete                               |
| <b>Features:</b>   | Laminate Counters, Storage, Walk-In Closet(s) |

|                   |        |
|-------------------|--------|
| <b>Water:</b>     | -      |
| <b>Sewer:</b>     | -      |
| <b>Condo Fee:</b> | \$ 329 |
| <b>LLD:</b>       | -      |
| <b>Zoning:</b>    | M-C1   |
| <b>Utilities:</b> | -      |

**Inclusions:** none

Attention First-Time Home Buyers! This charming and affordable 3-bedroom townhouse in the heart of Queensland is the perfect place to start your homeownership journey. Ideally located just steps from transit, schools, shops, and parks, you'll love the convenience this location offers. Inside, you'll find three generously sized bedrooms and a full 4-piece bathroom upstairs. The main floor features a spacious living room, a cozy dining area, a functional kitchen, and an additional 2-piece bath. Step outside to a fenced-in patio with a private rear entrance that opens directly onto Queensland Drive—ideal for quick access or guests. And with low condo fees, this home is as practical as it is welcoming. Best of all, you're literally seconds away from the nearest bus stop, making your daily commute a breeze. Whether you're buying your first home or looking for a smart investment, this one is not to be missed!