

**559 Queenston Gardens SE**  
**Calgary, Alberta**

**MLS # A2211249**



**\$379,000**

<b>Division:</b>	Queensland		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,168 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Alley Access, Guest, Off Street, Plug-In, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Garden, Low Maintenance Landscape, Pri		
<b>Heating:</b>	Central, Forced Air, Natural Gas		
<b>Floors:</b>	Carpet, Hardwood		
<b>Roof:</b>	Asphalt Shingle		
<b>Basement:</b>	Full, Unfinished		
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame		
<b>Foundation:</b>	Poured Concrete		
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, No Smoking Home, Storage, Vinyl Windows		
<b>Water:</b>	-		
<b>Sewer:</b>	-		
<b>Condo Fee:</b>	\$ 430		
<b>LLD:</b>	-		
<b>Zoning:</b>	M-CG d44		
<b>Utilities:</b>	-		

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**Inclusions:** none

Don't miss this beautifully updated townhome in the peaceful, family-friendly community of Queensland. Step into a welcoming foyer (with convenient coat closet) opening to a bright, spacious living room with large picture window. The adjacent dining area connects to a well-appointed kitchen featuring stainless steel appliances, ample counter and cupboard space, and a sunny west facing window overlooking your private fenced backyard, complete with patio and raised garden box - for veggies or blooms! The main floor includes a convenient two-piece bath, while upstairs offers a stylishly renovated 4-piece bathroom, a generous primary bedroom with built in storage, and two additional bedrooms - or optional home offices. The unfinished basement is ready for your personal touch, it's a rec room, media lounge, or workout space. The laundry area could easily accomodate a laundry sink, as it is currently plumbed in with a shower. Parking spot just outside back gate, owner currently rents 2nd space beside assigned spot. (buyer can apply). Easy access to Deerfoot and MacLeod Trails, and just steps to an off leash dog park, Fish Creek Park, schools, restaurants, shopping, and more-this home blends comfort, convenience, and nature! A must-see, call your favourite realtor today!