

549 Queenston Gardens SE  
Calgary, Alberta

MLS # A2249262

\$374,500

Division:	Queensland		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,152 sq.ft.	Age:	1981 (44 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Central	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 422
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Storage		

**Inclusions:** Gazebo in backyard, spare fridge and freezer in the basement

Step into homeownership with this beautiful end unit townhome in the welcoming community of Queensland. With modern upgrades all new appliances, a functional layout, and an unbeatable location, this home offers the perfect balance of comfort and convenience. The main floor boasts stunning hardwood flooring and a bright, open living space that flows seamlessly into the upgraded kitchen. Complete with stainless steel appliances, stylish tile countertops, and plenty of cabinet space, it's ideal for both everyday living and entertaining. From here, step out the back door into your sun-drenched, west-facing fenced yard—a private retreat for summer BBQs, gardening, or simply relaxing. Upstairs, you'll find vinyl plank flooring, a spacious 4-piece bathroom, and three generously sized bedrooms, each filled with natural light. The basement is ready for your personal touch—whether you envision a home gym, media room, or extra storage. Additional features include a high-efficiency furnace, new hot water tank and in-unit laundry in the basement, ensuring both comfort and practicality. All of this is just steps from Fish Creek Park, and close to shopping, schools, public transit, and major roadways including Bow Bottom Trail, Deerfoot Trail, and Canyon Meadows Drive. Affordable, and move-in ready—this is your chance to own in one of Calgary's most desirable locations. Don't miss it! Note, all appliances including the washer and dryer have transferable warranty.