



THE
A-TEAM

**RE/MAX
FIRST**

123 QUEENSLAND Drive #72, Calgary T2J 5J4

MLS® #: **A2166671** Area: **Queensland** Listing Date: **09/17/24** List Price: **\$329,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 06-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **1977**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **876**
 Low Sqft:
 Ttl Sqft: **876**

DOM
64
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **2 Storey**

Parking
 Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat: **Low Maintenance Landscape, Street Lighting**
 Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt**
 Heating: **Forced Air, Natural Gas**
 Sewer: **Public Sewer**
 Ext Feat: **Lighting, Private Yard**

Construction: **Brick, Stucco, Vinyl Siding**
 Flooring: **Carpet, Linoleum**
 Water Source: **Public**
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer, Electric Stove, Range Hood, Refrigerator, Washer**
 Int Feat: **Ceiling Fan(s), No Smoking Home**
 Utilities: **Cable Available, Electricity Available, Natural Gas Available**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	8`1" x 11`4"	Kitchen With Eating Area	Main	7`1" x 11`3"
Living Room	Main	11`10" x 13`6"	4pc Bathroom	Second	8`5" x 5`9"
Bedroom	Second	12`10" x 10`2"	Bedroom - Primary	Second	12`10" x 10`7"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$262

Fee Simple

M-C1 d75

Fee Freq:

Monthly

Legal Desc: 9411223

Remarks

Pub Rmks: ***MOVE-IN READY*** Charming 2-bedroom townhouse with fully fenced south facing back yard in Queensland is Pet Friendly with Board Approval. This wonderful property has a cozy living room that would be a great place to entertain your family and friends. The kitchen is bright, has loads of cupboard space and the dining room is adjacent. Upstairs has 2 large bedrooms, spacious closets and bathroom. The basement is unfinished and has a great layout and just waiting for the renovation of your dreams. The Condominium is Professionally Managed and has rentable RV Storage. Close to Fish Creek Provincial Park, schools, shopping, transit, all major routes and so much more. Book your showing today!

Inclusions: N/A

Property Listed By: Hope Street Real Estate Corp.

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







