



THE
A-TEAM

**RE/MAX
FIRST**

524 QUEENSTON Gardens, Calgary T2J 6R2

MLS® #: **A2195491** Area: **Queensland** Listing Date: **02/24/25** List Price: **\$324,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **1981**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat: **Back Yard**
 Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **1,056**
 Low Sqft:
 Ttl Sqft: **1,056**

DOM

1

Layout

Beds: **3 (3)**
 Baths: **1.5 (1 1)**
 Style: **Townhouse**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Entrance**

Construction: **Wood Frame, Wood Siding**
 Flooring: **Carpet, Laminate, Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Wall/Window Air Conditioner, Washer**
 Int Feat: **Storage, Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Condo Fee: **\$485** Title: **Fee Simple** Zoning: **M-CG**

Fee Freq: **Monthly**

Legal Desc: **8210591**

Remarks

Pub Rmks: **Welcome to this beautifully maintained 3-bedroom townhouse nestled in the desirable community of Queensland! This inviting home offers the perfect blend of comfort, style, and convenience—ideal for first-time buyers, young families, or those looking to downsize without compromising on space. Step inside and be greeted by a bright and airy living space, enhanced by large windows that flood the home with natural light. The functional layout boasts 1.5 bathrooms, ensuring convenience for busy mornings, while the cozy dining area seamlessly connects to a well-appointed kitchen with ample cabinetry and counter space. Upstairs, you'll find three generous bedrooms, including a spacious primary suite with plenty of closet space. The additional bedrooms are perfect for children, guests, or a home office—whatever suits your needs! Enjoy the fully fenced, south-facing backyard, an oasis for summer BBQs, gardening, or simply soaking up the sun in your private retreat. With plenty of room for pets and kids to play, this space is a rare find in townhome living! Located just minutes from parks, schools, shopping, and transit, this home offers unbeatable value in a quiet yet well-connected neighborhood. Don't miss your chance to own this quaint and charming townhouse in Queensland—schedule your private showing today!**

Inclusions: n/a
Property Listed By: **RE/MAX First**

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







