



THE
A-TEAM

**RE/MAX
FIRST**

716 QUEENSTON Terrace, Calgary T2J 6H6

MLS®#: **A2195643** Area: **Queensland** Listing Date: **02/26/25** List Price: **\$458,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **1980**

Finished Floor Area
 Abv Sqft: **1,430**
 Low Sqft:
 Ttl Sqft: **1,430**

DOM

-0
Layout
 Beds: **2 (2)**
 Baths: **1.5 (1 1)**
 Style: **3 (or more) Storey**

Lot Information
 Lot Sz Ar:
 Lot Shape:

Parking
 Ttl Park: **2**
 Garage Sz: **1**

Access:
 Lot Feat: **Backs on to Park/Green Space**
 Park Feat: **Concrete Driveway, Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet, Hardwood**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Oven, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
 Int Feat: **Kitchen Island, No Smoking Home, Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Second	13`0" x 12`0"	Dining Room	Second	10`6" x 10`0"
Living Room	Main	17`4" x 12`0"	Foyer	Lower	11`0" x 7`0"
Flex Space	Basement	11`0" x 9`6"	Laundry	Basement	110`0" x 7`6"
Bonus Room	Upper	14`0" x 8`6"	Bedroom - Primary	Upper	17`4" x 13`0"
Bedroom	Upper	12`0" x 8`6"	4pc Bathroom	Third	
2pc Bathroom	Main				

Legal/Tax/Financial

Condo Fee:
\$495

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG

Legal Desc: **8110471**

Remarks

Pub Rmks: **This highly desirable Queensland townhouse is perched on the ridge with no neighbors directly behind it and offers unobstructed views to the east. The living room features an expansive wall of windows that maximize the natural light and privacy provided by this exceptional location. From the elevated dining room, the semi-open wall design provides a partial view of the living area and outdoor vistas below. This unit offers elegant design and functional space on every level. The kitchen has been updated with bright white cabinets, an attractive backsplash, and newer countertops. The island serves as a perfect breakfast bar or additional prep space. The upper floor includes an open loft that can easily be converted into a third bedroom if needed. The primary suite is spacious, easily accommodating a king bed and a separate sitting area. The large walk-in closet is discreetly placed and offers ample storage with shelves and rails for organization. This floor also includes a large 4-piece bathroom and a secondary bedroom. The finished basement features a versatile flex space ideal for a hobby space or workout area. Additional storage is available in the extensive crawl space, and even more can be found in the utility room. The oversized single-car garage includes a built-in workbench and a convenient central vacuum system. The low-maintenance backyard includes a large composite deck and vinyl fencing, creating a perfect outdoor space to relax, let pets enjoy, and blends out to the wonderful open greenspace just beyond your private fenced yard. The East and South sun exposure ensures that the lawn and flowers flourish. This pet-friendly complex includes a dog park just steps away. Ideally located close to shopping, schools, and transit, with easy access to Deerfoot Trail, this home meets all your needs.**

Inclusions: n/a
Property Listed By: **Sotheby's International Realty Canada**

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









