



THE
A-TEAM

**RE/MAX
FIRST**

535 QUEENSTON Gardens, Calgary T2J 6N7

MLS® #: **A2197599**

Area: **Queensland**

Listing Date: **02/26/25**

List Price: **\$425,000**

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:

Finished Floor Area

Abv Sqft: **1,150**
Low Sqft:
Ttl Sqft: **1,150**

DOM

0

Layout

Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **2 Storey**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Low Maintenance Landscape**
Park Feat: **Stall**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Laminate Counters,No Smoking Home,Pantry,Storage**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	11`6" x 10`6"
Living Room	Main	11`6" x 11`0"
Bedroom - Primary	Upper	15`0" x 12`6"
Bedroom	Upper	11`6" x 8`6"
4pc Bathroom	Upper	

Room	Level	Dimensions
Dining Room	Main	10`6" x 6`6"
Game Room	Basement	16`6" x 16`0"
Bedroom	Upper	11`6" x 8`6"
2pc Bathroom	Main	

Legal/Tax/Financial

Condo Fee:
\$422

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG d44

Legal Desc: **8111726**

Remarks

Pub Rmks: **Welcome Home! This beautifully updated 3-bedroom, 2-bathroom end unit townhouse offers both comfort and style. Step into a new custom kitchen featuring sleek finishes, functional storage, and modern appliances—perfect for any home chef! The main floor boasts new vinyl flooring, providing durability and a fresh, contemporary look. Both bathrooms have been fully renovated, blending style with functionality. Enjoy the privacy and serenity of backing onto a lush green space, perfect for relaxing or outdoor entertaining. The finished basement offers additional living space, perfect for a family room, home office, or gym. With its end-unit location, you'll appreciate the extra privacy and natural light. Don't miss out.**

Inclusions:
Property Listed By: **N/A**
RE/MAX Landan Real Estate

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









