

# \$359,900 - 44, 123 Queensland Drive Se, Calgary

MLS® #A2234935

**\$359,900**

3 Bedroom, 2.00 Bathroom, 1,163 sqft  
Residential on 0.00 Acres

Queensland, Calgary, Alberta

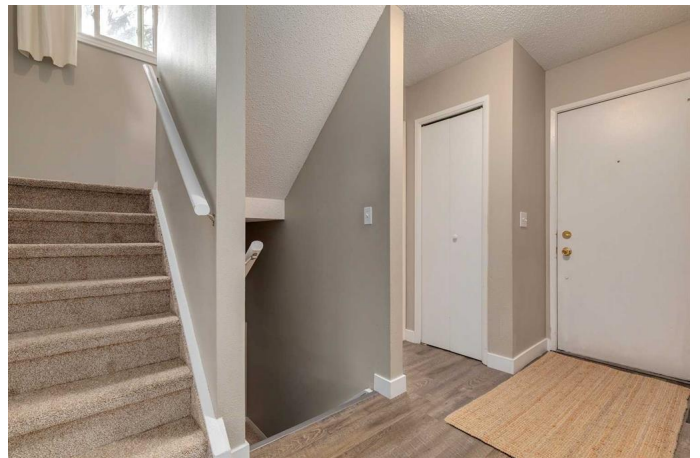
Discover the charm of this lovely three-bedroom, two-story corner unit that combines comfort and convenience in an ideal setting. Located in a highly desirable area, this home is just a short distance from a variety of shopping destinations, restaurants, and schools.

Upon entering, youâ€™ll find a spacious living area that flows effortlessly into the dining space, making it perfect for gatherings with family and friends. The well-equipped kitchen simplifies meal preparation, with many windows throughout the unit inviting an abundance of natural light, creating a warm and welcoming ambiance.

A highlight of this property is the oversized backyard, offering an ample outdoor space for relaxation or play. Backing onto a back lane, it ensures added privacy and accessibility. Picture yourself enjoying morning coffee or hosting barbecues in this generous outdoor retreat.

For those who appreciate an active lifestyle, this corner unit is conveniently located near a dog park and a network of walking paths and trails, ideal for exploring the beautiful community surroundings. This central location makes commuting anywhere in the city a breeze.

Take advantage of this opportunity to make



this charming property your new home!  
Schedule a viewing today to see all the  
wonderful features this location has to offer.

Built in 1977

### Essential Information

MLS® #	A2234935
Price	\$359,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,163
Acres	0.00
Year Built	1977
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	44, 123 Queensland Drive Se
Subdivision	Queensland
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 5J4

### Amenities

Amenities	Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Off Street, Parking Pad, Stall

### Interior

Interior Features	Ceiling Fan(s), See Remarks, Storage
Appliances	Dishwasher, Electric Oven, Freezer, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Floor Furnace

Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Lawn, Level, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 26th, 2025
Days on Market	7
Zoning	M-C1 d75

## Listing Details

Listing Office	Real Broker
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