

# \$374,500 - 549 Queenston Gardens Se, Calgary

MLS® #A2249262

**\$374,500**

3 Bedroom, 2.00 Bathroom, 1,152 sqft  
Residential on 0.00 Acres

Queensland, Calgary, Alberta

Step into homeownership with this beautiful end unit townhome in the welcoming community of Queensland. With modern upgrades all new appliances, a functional layout, and an unbeatable location, this home offers the perfect balance of comfort and convenience.

The main floor boasts stunning hardwood flooring and a bright, open living space that flows seamlessly into the upgraded kitchen. Complete with stainless steel appliances, stylish tile countertops, and plenty of cabinet space, it's ideal for both everyday living and entertaining. From here, step out the back door into your sun-drenched, west-facing fenced yard—a private retreat for summer BBQs, gardening, or simply relaxing.

Upstairs, you'll find vinyl plank flooring, a spacious 4-piece bathroom, and three generously sized bedrooms, each filled with natural light. The basement is ready for your personal touch—whether you envision a home gym, media room, or extra storage.

Additional features include a high-efficiency furnace, new hot water tank and in-unit laundry in the basement, ensuring both comfort and practicality.

All of this is just steps from Fish Creek Park, and close to shopping, schools, public transit, and major roadways including Bow Bottom



Trail, Deerfoot Trail, and Canyon Meadows Drive.

Affordable, and move-in ready—this is your chance to own in one of Calgary’s most desirable locations. Don’t miss it! Note, all appliances including the washer and dryer have transferable warranty.

Built in 1981

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2249262      |
| Price          | \$374,500     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,152         |
| Acres          | 0.00          |
| Year Built     | 1981          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 549 Queenston Gardens Se |
| Subdivision | Queensland               |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2J6N7                   |

**Amenities**

|                |       |
|----------------|-------|
| Amenities      | None  |
| Parking Spaces | 1     |
| Parking        | Stall |

**Interior**

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | No Smoking Home, Storage                                                        |
| Appliances        | Dishwasher, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Central                                                                         |
| Cooling           | None                                                                            |
| # of Stories      | 2                                                                               |
| Has Basement      | Yes                                                                             |
| Basement          | Full, Partially Finished                                                        |

## Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Private Yard         |
| Lot Description   | Back Yard            |
| Roof              | Asphalt Shingle      |
| Construction      | Concrete, Wood Frame |
| Foundation        | Poured Concrete      |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 17th, 2025 |
| Days on Market | 10                |
| Zoning         | M-CG d44          |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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