

# \$375,000 - 522 Queenston Gardens Se, Calgary

MLS® #A2222377

**\$375,000**

3 Bedroom, 2.00 Bathroom, 1,172 sqft

Residential on 0.00 Acres

Queensland, Calgary, Alberta

Nature at Your Doorstep | Stylish Living Inside. Discover the perfect balance of serenity and convenience in this beautifully located END UNIT townhouse, nestled in a well-managed complex surrounded by mature trees and steps from the trails of Fish Creek Park. Offering 1685 sqft of living quarters with 3 bedrooms and 1.5 bathrooms. Step inside to a bright, inviting main floor featuring modern laminate flooring, a fresh neutral palette, and a spacious layout that flows seamlessly from the front living and dining area to the highly functional kitchen. From here, step out to your sunny South-facing backyard with an oversized deck – perfect for morning coffee, summer BBQs, or evening relaxation. Upstairs, the primary bedroom offers a peaceful retreat, complemented by two additional guest bedrooms and a full 4-piece bathroom. The partially developed basement adds valuable flexibility, ideal for a family room, home gym, or playroom, along with a dedicated laundry area and ample storage. Enjoy the fully fenced backyard – a private, pet-friendly oasis that’s both safe and secure. A dedicated parking stall just outside your back gate adds everyday ease. This pet-friendly complex has seen numerous recent updates, including windows, siding, shingles, vinyl fencing, and walkways – adding long-term value and peace of mind. Location perks: walk to parks, schools, shopping, and transit – all while living mere moments from one of Calgary’s most



beloved natural escapes. This is more than a homeâ€”it's a lifestyle. A must see !!!

Built in 1981

### Essential Information

MLS® #	A2222377
Price	\$375,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,172
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	522 Queenston Gardens Se
Subdivision	Queensland
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 6N7

### Amenities

Amenities	None
Parking Spaces	1
Parking	Assigned, Stall

### Interior

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home, Track Lighting
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes

Basement	Partial, Partially Finished
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## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Landscaped, Level, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 19th, 2025
Days on Market	32
Zoning	M-CG

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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