321 Queenston Heights SE

Calgary | Active | MLS® A2338673

$354,900









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1981**	**1,176 sq. ft.**

Your next move starts with a conversation.

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Listed by Charles

A closer look

Nestled in one of the community's most tranquil spots, this charming 3-bedroom, 1.5-bathroom townhome boasts an extraordinary location that sets it apart. The property backs directly onto a lush green space and within steps to Fish Creek Park, allowing youto follow the pathway down toward the Bow River and the local off-leash dog park. It is a stunning natural oasis that feels miles away from the city, yet remains just minutes from schools, shopping, and everyday conveniences.On the main floor, a bright and functional layout provides distinct areas for both living and dining. The kitchen features an eat-in breakfast area and opens seamlessly to a private, fully fenced backyard. Peaceful, quiet, and surrounded by mature nature, this outdoor retreat is perfect for hosting guests, letting children play, or relaxing while listening to the wildlife from Fish Creek Park. The complex is pet-friendly with board approval, and the new, low-maintenance vinyl fencing ensures a secure outdoor area for your pets. Townhomes with private yards and a brand-new deck are rare find; one backing onto a premier green space like this is truly exceptional.The upper level hosts three generously sized bedrooms and a full 4-piece bathroom. The spacious primary bedroom easily fits a king-sized bed, while the two additional bedrooms offer great flexibility for a home office, guests, or children. Downstairs, the fully developed basement adds valuable living space with a recreation room and a versatile den or games room. For daily convenience, the home also includes an assigned parking stall right outside your front door.With its unparalleled ridge location, family-oriented layout, and excellent potential to update and build equity, this property is a fantastic opportunity for first-time buyers, growing families, or investors. Enjoy living within walking distance of K-12 schools, major shopping centers, and some of Calgary’s most beloved natural landscapes. Locations like this cannot be replicated, and units on this coveted side of the complex rarely hit the market. Call today to schedule your private viewing.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2338673
Bedrooms	3
Bathrooms	2
Year Built	1981
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No

Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,176 sq. ft.
Main Level Finished Area:	580.65 sq. ft.
Upper Level Finished Area:	596.21 sq. ft.
Below Grade Finished Area:	528.38 sq. ft.
Condo Fee:	$496.82
Condo Fee Includes:	Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Water
Acreage:	No
Front Exposure:	East
Unit Exposure:	East
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	1981 (Age: 45)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	0
Plan:	8210591
Heating:	Forced Air, Natural Gas

Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt
Ensuite:	No
Flooring:	Carpet, Laminate, Linoleum
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Basement
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	Crystal Garden
Community:	Queensland
Amenities:	Park, Parking
Appliances:	Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	Easement Registered On Title, Restrictive Covenant, Utility Right Of Way
Pets Allowed:	Yes
Main Floor	Dining Room · 11'7" × 8'6" ·
Main Floor	Kitchen · 11'9" × 9'1" ·

Main Floor	Living Room · 17'3" × 14'9" ·
2nd Floor	Bedroom - Primary · 13'9" × 11'4" ·
2nd Floor	Bedroom · 10'6" × 8'6" ·
2nd Floor	Bedroom · 14' × 8'7" ·
Basement	Den · 17'3" × 7'11" ·
Basement	Game Room · 19'9" × 11'7" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Bar, Built-in Features, Central Vacuum, Laminate Counters, No Smoking Home, Storage, Wet Bar
Exterior Features:	Private Entrance, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Level, Low Maintenance Landscape, No Back Lane
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	M-CG d44
Listed Date:	Sep 10, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/321-queenston-heights-se-calgary-a2338673/

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