

# \$345,000 - 119, 2022 Canyon Meadows Drive Se, Calgary

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MLS® #A2184981

**\$345,000**

2 Bedroom, 2.00 Bathroom, 827 sqft  
Residential on 0.00 Acres

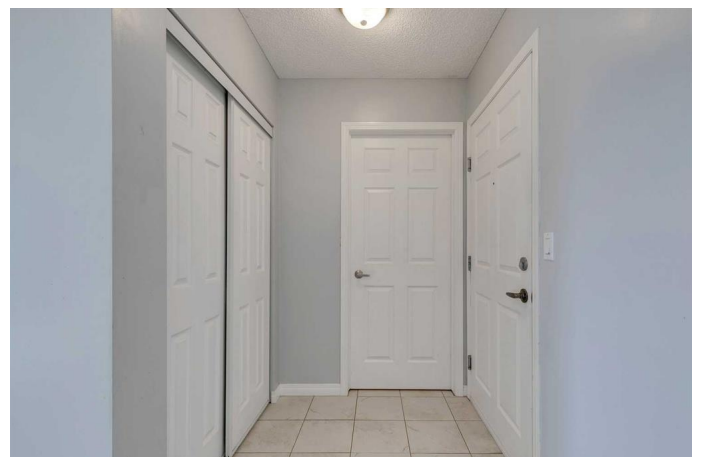
Queensland, Calgary, Alberta

Welcome to Unit 119 at Valhalla Ridge, a perfect ground-floor condo situated in the vibrant community of Queensland! Nestled on Canyon Meadows Drive, this charming home offers unparalleled access to Fish Creek Park's tranquil pathways and river system, making it a haven for nature lovers. Conveniently close to schools, shopping, and major transit routes, everything you need is just steps away.

Step inside to discover a thoughtfully designed layout featuring in-unit laundry and heated underground parking. The spacious primary bedroom includes a private 4-piece ensuite, while the second generously sized bedroomâ€™located across the hall from another 4-piece bathroomâ€™provides versatility for guests, a home office, or additional living space.

Relax and unwind on the south-facing patio with modern glass railings, perfect for soaking up the afternoon sun. This unit has been recently refreshed with updated flooring, paint, countertops, and sinks throughout, ensuring a move-in-ready or rental-ready opportunity. With low condo fees under \$400/month, this property is an excellent investment option.

Schedule your private showing today and experience the perfect balance of comfort and



convenience at Valhalla Ridge!

Built in 2001

### Essential Information

MLS® #	A2184981
Price	\$345,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	827
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### Community Information

Address	119, 2022 Canyon Meadows Drive Se
Subdivision	Queensland
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 7H1

### Amenities

Amenities	Elevator(s), Secured Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Enclosed, Garage Door Opener, Heated Garage, Owned, Parkade, Secured, Stall, Titled, Underground
# of Garages	1

### Interior

Interior Features	Vinyl Windows, Laminate Counters, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
Cooling	None

# of Stories            3

## **Exterior**

Exterior Features    Balcony  
Roof                    Asphalt Shingle  
Construction        Mixed, Stone, Vinyl Siding, Wood Frame  
Foundation          Poured Concrete

## **Additional Information**

Date Listed           January 2nd, 2025  
Days on Market      109  
Zoning                M-C1

## **Listing Details**

Listing Office        2% Realty

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