

**304, 2022 Canyon Meadows Drive SE
Calgary, Alberta**

MLS # A2293821



\$317,500

Division:	Queensland		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,029 sq.ft.	Age:	2001 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	Landscaped, No Back Lane		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 500
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d83
Foundation:	-	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Pantry		

Inclusions: None

Bright, spacious, and freshly painted, this third-floor condo offers over 1,028 sq ft of comfortable single-level living in Queensland's Valhalla Ridge. With 2 bedrooms, 2 full bathrooms, 9-ft ceilings, and a large covered balcony, this is an excellent opportunity for buyers looking for a well-kept home with generous room sizes, practical storage, and an easy southeast Calgary location. The layout opens into a large foyer and expansive living and dining area finished with light-toned hard-surface flooring, crisp white walls, and broad windows that bring in natural light and frame a treed, elevated outlook. A sliding glass door leads to the oversized covered balcony with glass railing—an inviting extension of the living space with open views over mature trees and neighbouring rooftops. The kitchen is functional and efficient, with light wood cabinetry, ample counter space, white appliances, a double sink, and a pass-through to the dining area that keeps the main living space feeling connected. The primary bedroom is generously scaled and includes a walk-in closet plus a private 4-piece ensuite. The second bedroom offers excellent flexibility for guests, roommates, or a home office, with its own closet, window, and easy access to the second full 4-piece bathroom. A separate in-suite laundry room adds convenience and extra storage capacity, while the titled underground parking stall and assigned storage area help round out the package. The building also features a welcoming lobby/common seating area and attractive exterior presence. Located in established Queensland, this home places you near the Bow River corridor, Fish Creek Provincial Park, parks and pathways, with convenient access to Bow Bottom Trail and Canyon Meadows Drive for day-to-day commuting and getting around the city. The result is a bright, functional condo with standout square

footage, a smart 2-bed/2-bath layout, a large balcony, and the added value of underground parking and storage—all in a well-situated southeast Calgary community. Book your showing and see the space, layout, and view for yourself.