

**119, 2022 Canyon Meadows Drive SE  
Calgary, Alberta**

**MLS # A2320110**



**\$299,000**

<b>Division:</b>	Queensland		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	827 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Enclosed, Garage Door Opener, Heated Garage, Owned, Parkade, Secured,		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 417
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d83
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** NONE

Affordable, updated, and ideally located—this ground-floor condo in Valhalla Ridge offers exceptional value in the established community of Queensland. Backing onto the natural beauty and extensive pathway network of Fish Creek Provincial Park, this home provides the perfect blend of convenience, comfort, and outdoor lifestyle. Step inside to a bright, functional layout featuring fresh updates throughout, including modern flooring, paint, countertops, and sinks. The well-designed floorplan offers excellent separation between the two spacious bedrooms, making it ideal for roommates, guests, or a home office setup. The primary suite features its own private 4-piece ensuite, while a second full 4-piece bathroom is conveniently located adjacent to the additional bedroom. Enjoy the ease of ground-floor living with direct access to your sunny south-facing patio, complete with contemporary glass railings and plenty of space to relax and enjoy the afternoon sun. Additional highlights include in-suite laundry, heated underground parking, and low monthly condo fees under \$400, helping keep ownership affordable. Located along Canyon Meadows Drive, you'll appreciate quick access to schools, shopping, transit, major roadways, and some of Calgary's best recreational amenities. Whether you're a first-time buyer, downsizer, or investor seeking a move-in-ready rental opportunity, this well-maintained home checks all the boxes. Don't miss your chance to own in this desirable complex—book your private showing today.