\$350,000 - 119, 2022 Canyon Meadows Drive Se, Calgary

MLS® #A2184981

\$350,000

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 bedroom—located across the hall from another 4-piece bathroom—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







Built in 2001

Essential Information

MLS® # A2184981 Price \$350,000

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 Laminate Counters, Vinyl Windows, 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 92

Zoning M-C1

Listing Details

Listing Office 2% Realty

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