

119, 2022 Canyon Meadows Drive SE  
Calgary, Alberta

MLS # A2176761



## \$359,000

<b>Division:</b>	Queensland		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	827 sq.ft.	<b>Age:</b>	2001 (23 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>	\$ 379
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** NONE

Welcome to Unit 119 at Valhalla Ridge, an ideal ground-floor condo in the heart of Queensland! This charming unit boasts an unbeatable location on Canyon Meadows Drive, just minutes from Fish Creek Park's serene pathways and scenic river system, perfect for outdoor enthusiasts. With easy access to local schools, shopping, and main transit routes, convenience is at your doorstep. Inside, you'll find all the amenities you need: in-unit laundry, heated underground parking, and a spacious master bedroom with 4 piece ensuite. A second large bedroom provides flexibility for guests, an office, or additional space, and is just across the hall from a second 4 piece bath. Enjoy the south-facing patio with sleek glass handrails, perfect for basking in the afternoon sun. The unit has been recently updated with fresh flooring, paint, countertops, and sinks throughout, offering a move-in-ready or rental-ready option. Plus, affordable condo fees under \$400/month make this an appealing investment. Don't miss out—schedule your showing today and discover the perfect blend of comfort and convenience at Valhalla Ridge!