

313, 2022 Canyon Meadows Drive SE  
Calgary, Alberta

MLS # A2177150



## \$350,000

<b>Division:</b>	Queensland		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	1,094 sq.ft.	<b>Age:</b>	2001 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 503
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** n/a

Welcome to Valhalla Ridge! They recently refreshed, large 2 bedroom unit is ready for it's next owner! This spacious unit features almost 1100 square feet of living space, complete with 2 large bedrooms, 2 full bathrooms, an ample dining room, and a huge living room with direct access to your bright balcony overlooking the trees. This unit just had new carpet installed, and a fresh coat of pain throughout. Parking is titled, and storage and laundry are in the unit, so all of your belongings are always close at hand. Located just minutes from fish creek park, shopping, and with easy access to anywhere in the city! This unit is perfect for those looking to downsize, but not lose too much space. Call today for your private tour!