

\$320,000 - 119, 2022 Canyon Meadows Drive Se, Calgary

MLS® #A2221708

\$320,000

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



convenience at Valhalla Ridge!

Built in 2001

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2221708 |
| Price | \$320,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 827 |
| Acres | 0.00 |
| Year Built | 2001 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| 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 | Parkade, Secured, Stall, Titled, Underground, Enclosed, Garage Door Opener, Heated Garage, Owned |
| # 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 Stone, Vinyl Siding, Wood Frame, Mixed
Foundation Poured Concrete

Additional Information

Date Listed May 15th, 2025
Days on Market 49
Zoning M-C1

Listing Details

Listing Office 2% Realty

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