

# \$354,900 - 109, 2022 Canyon Meadows Drive Se, Calgary

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MLS® #A2234113

**\$354,900**

2 Bedroom, 2.00 Bathroom, 1,217 sqft  
Residential on 0.00 Acres

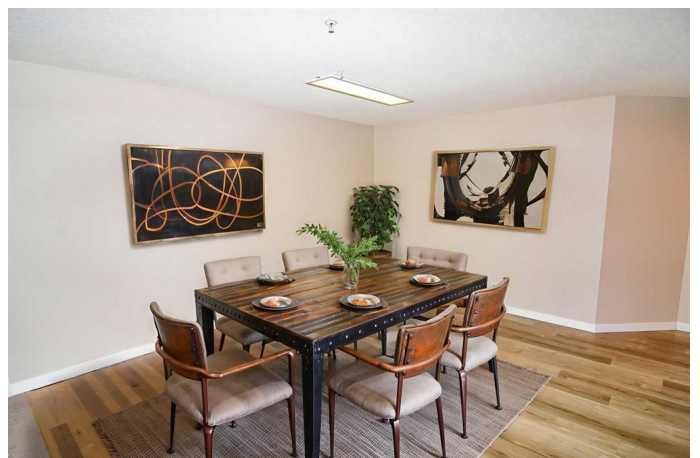
Queensland, Calgary, Alberta

Welcome to the Valhalla condominium complex located just a short walk from Fish Creek Park, also within short distance of schools and shopping, Deer Valley and South Centre, and is convenient for the LRT and Deerfoot Trail. This large ground floor unit is wheelchair friendly, when entering you are greeted with a welcoming lobby, as you enter the apartment to your left is a large laundry room / storage room which could accommodate a third bedroom. The foyer exits into the dining area and kitchen with modern stainless steel appliances. The area is an open plan with a nice size living room which opens up to the patio. The Primary Bedroom has a walkthrough closet into the private ensuite bath. The second bedroom is located on the opposite side of the unit along with the second full bathroom. The unit has one parking stall and your condo fees include your heat and water. POSSESSION CAN BE IMMEDIATE

Built in 2001

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2234113  |
| Price     | \$354,900 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Square Footage | 1,217             |
| Acres          | 0.00              |
| Year Built     | 2001              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                                   |
|-------------|-----------------------------------|
| Address     | 109, 2022 Canyon Meadows Drive Se |
| Subdivision | Queensland                        |
| City        | Calgary                           |
| County      | Calgary                           |
| Province    | Alberta                           |
| Postal Code | T2J 7H1                           |

### Amenities

|                |                                                               |
|----------------|---------------------------------------------------------------|
| Amenities      | Elevator(s), Secured Parking, Storage, Trash, Visitor Parking |
| Utilities      | Cable Internet Access                                         |
| Parking Spaces | 1                                                             |
| Parking        | Underground, Titled                                           |
| # of Garages   | 1                                                             |

### Interior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Interior Features | Built-in Features, Elevator                                              |
| Appliances        | Dishwasher, Electric Range, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Boiler                                                                   |
| Cooling           | Partial                                                                  |
| # of Stories      | 3                                                                        |

### Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | Courtyard                                |
| Lot Description   | Corner Lot                               |
| Construction      | Concrete, Wood Frame, Cement Fiber Board |
| Foundation        | Poured Concrete                          |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 2nd, 2025 |
| Days on Market | 61             |
| Zoning         | M-C1 d83       |

### **Listing Details**

|                |                                     |
|----------------|-------------------------------------|
| Listing Office | G.M. Bain Real Estate Services Ltd. |
|----------------|-------------------------------------|

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