

# \$299,900 - 119, 2022 Canyon Meadows Drive Se, Calgary

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MLS® #A2248017

**\$299,900**

2 Bedroom, 2.00 Bathroom, 826 sqft  
Residential on 0.00 Acres

Queensland, Calgary, Alberta

Discover your perfect first home or next investment in the heart of Queensland! This stylish ground floor condo is ideally located along Canyon Meadows Drive, offering unbeatable access to the endless walking and biking trails of Fish Creek Park with over 1,500 acres of nature right outside your door. Whether you love peaceful morning walks, weekend picnics, or evening runs along the river, this location makes it all possible. You™re also just minutes from schools, shopping, and major transit routes, making day-to-day living a breeze. Inside, you™ll find a bright, open layout boasting vinyl plank flooring and two spacious bedrooms positioned on opposite sides for extra privacy making it ideal if you work from home, have guests, or simply love having your own space. The airy living room, with its high ceilings and abundant natural light, is perfect for cozy nights in or hosting friends. Sliding glass doors lead out to your sunny south exposed patio with sleek glass railings for unobstructed views as you enjoy your morning coffee or relaxing afternoons/evenings in the fresh air. The stylish galley kitchen features maple cabinetry and a pass-through to the dining area making it easy to cook, serve, and stay part of the conversation as you entertain friends and family. Your primary bedroom retreat comes with a walk-through closet leading to your private 4pc ensuite. A second full bathroom is



perfect for guests, while a roomy laundry area with extra storage keeps life organized. This well managed condo comes with a titled heated underground parking stall (with extra storage space!) and the option for additional parking at a low monthly rate. Whether youâ€™re a first time buyer ready to own instead of rent, a busy professional craving low maintenance living, or a couple looking for the perfect space to call home, this condo delivers style, comfort, and unbeatable location. Valhalla Ridge offers the best of both worlds.

Built in 2001

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2248017          |
| Price          | \$299,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 826               |
| 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      | Bicycle Storage, Elevator(s), Secured Parking, Trash, Visitor Parking |
| Parking Spaces | 1                                                                     |

|         |                             |
|---------|-----------------------------|
| Parking | Parkade, Stall, Underground |
|---------|-----------------------------|

## Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | Laminate Counters, Open Floorplan, Storage                                                           |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Baseboard, Hot Water, Natural Gas                                                                    |
| Cooling           | None                                                                                                 |
| # of Stories      | 3                                                                                                    |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony                         |
| Construction      | Stone, Vinyl Siding, Wood Frame |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 12                |
| Zoning         | M-C1 d83          |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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