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

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
Туре	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 Featu	res, Eleva	ator			
Appliances	Dishwasher, Coverings	Electric	Range,	Refrigerator,	Washer/Dryer,	Window
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 ListedJuly 2nd, 2025Days on Market68ZoningM-C1 d83

#### **Listing Details**

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

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