

# \$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

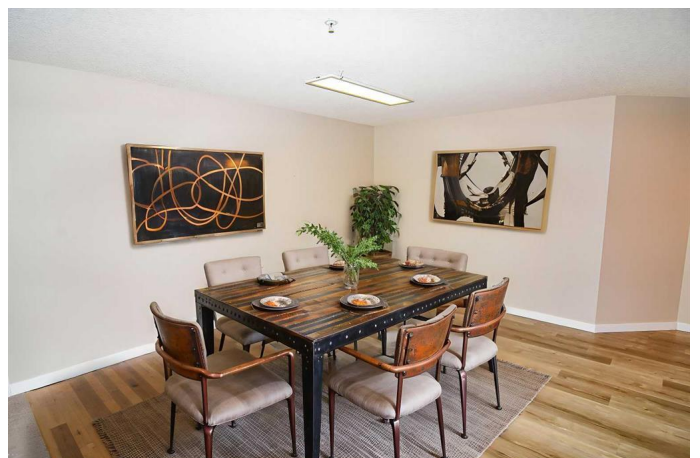
Queensland, Calgary, Alberta

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), Storage, Trash, Visitor Parking, Secured Parking
Utilities	Cable Internet Access
Parking Spaces	1
Parking	Titled, Underground
# 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	52
Zoning	M-C1 d83

### **Listing Details**

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