



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**119, 2022 Canyon Meadows Drive SE
Calgary, Alberta**

MLS # A2248017



\$299,900

Division:	Queensland		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	826 sq.ft.	Age:	2001 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 379
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-C1 d83
Foundation:	-	Utilities:	-
Features:	Laminate Counters, Open Floorplan, Storage		

Inclusions: n/a

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 you'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.