



GRASSROOTS
REALTY GROUP

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**106, 2022 Canyon Meadows Drive SE
Calgary, Alberta**

MLS # A2255765



\$339,500

Division:	Queensland		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	893 sq.ft.	Age:	2001 (24 yrs old)
Beds:	2	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	Few Trees, Gentle Sloping, Lawn, Low Maintenance Landscape		

Heating:	Boiler	Water:	Public
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 429
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Wood Frame	Zoning:	M-C1 d83
Foundation:	Poured Concrete	Utilities:	Cable Internet Access
Features:	Breakfast Bar, Ceiling Fan(s), Chandelier, Jetted Tub, No Smoking Home		

Inclusions: blinds, willing to negotiate gas barbecue

Welcome to Valhalla Ridge, Unit 106. Whether you are a first-time home buyer or an investor looking for a rental, you'll appreciate that heat and water are included in the low condo fees, making budgeting much simpler. This recently updated 2-bedroom, 2-bathroom condo offers 893 sq. ft. of bright, open living space with new vinyl plank flooring, upgraded lighting, and a private patio featuring a custom gate for direct access to the pathways and green space behind the building. The east-facing orientation keeps the home naturally bright in the morning while staying cooler in the evenings—perfect for relaxing after a long day. Families will love the location with St. Philip Elementary just a 5-minute walk away, Dr. Friedel Middle School within 7 minutes, and Centennial High School only 10 minutes on foot. Outdoor enthusiasts will appreciate the incredible Fish Creek Provincial Park just steps from your door, offering endless trails and year-round activities. Convenience is top of mind with in-unit laundry, in-unit storage, and additional secure storage right in front of your titled underground parking stall. The complex is well-managed, and the exceptionally wide hallways make moving furniture a breeze while also providing easy accessibility for mobility needs.