



**GRASSROOTS**  
REALTY GROUP

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**316, 2022 Canyon Meadows Drive SE  
Calgary, Alberta**

**MLS # A2260470**



**\$339,000**

<b>Division:</b>	Queensland		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,037 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Electric	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 500
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-C1 d83
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters, High Ceilings, No Animal Home, No Smoking Home, See Remarks, Storage		

**Inclusions:** NONE

WELCOME TO THE Desirable Community of QUEENSLAND~This Beautifully maintained 2-bedroom, 2 full bathroom condo with an underground parking stall offers the perfect blend of comfort, convenience, and lifestyle. Ideally located just steps from Fish Creek Provincial Park, pristine nature and walking trails are right at your doorstep. You'll love the unbeatable location close to Deerfoot Trail, shopping, schools, transit, restaurants, and parks everything you need is within easy reach. This bright east facing unit features an open-concept floor plan with 9 ft ceilings and plenty of natural light. The spacious living room flows into a generously sized dining area, perfect for entertaining. The modern kitchen is equipped with stylish cabinetry, while thoughtful upgrades include pot lights, remote-control blinds, and feature wall accents. Both bedrooms are generously sized, with two full bathrooms offering comfort and convenience. Step outside to your large balcony, perfect for BBQs, relaxing, and enjoying sunny days. Don't miss your chance to call this move in ready condo your new home. Contact me today for your private viewing!