



GRASSROOTS
REALTY GROUP

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118, 2022 Canyon Meadows Drive SE
Calgary, Alberta

MLS # A2279172



\$299,900

| | | | |
|-----------|---|--------|-------------------|
| Division: | Queensland | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 822 sq.ft. | Age: | 2001 (25 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Heated Garage, Parkade, Tandem, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|-------------|---------------------------------|------------|----------|
| Heating: | Baseboard, Natural Gas | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | Asphalt | Condo Fee: | \$ 400 |
| Basement: | - | LLD: | - |
| Exterior: | Wood Frame | Zoning: | M-C1 d83 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Animal Home, No Smoking Home | | |

Inclusions: N/A

This sun filled condo is waiting for you to call it home! Ideally situated in the quiet community of Queensland in a well-managed and maintained condo complex it's everything you've been looking for. The prime location is only steps from Fish Creek Park, transit is located across the street, Canyon Meadows Drive is easy access for commuting, and all the shops and businesses you could need are just down the road! On entering the unit you'll notice new vinyl plank flooring and appreciate the bright and sunny feeling. The kitchen is efficient and offers lots of storage and is open to the spacious dining area. There are 2 well proportioned bedrooms with new blackout blinds, the master bedroom has a 4 piece ensuite for your convenience as well as a large, walk-through closet. The spacious laundry room has extra in-suite storage. The sunny south facing patio is perfect for enjoying the outdoors and doing some BBQ-ing This cozy home is available immediately and could be just what you've been looking for! And... the bonus is this apartment comes with 2 titled underground stalls as a tandem parking spot, and you can also use it for storage.