



**202, 2022 Canyon Meadows Drive SE  
Calgary, Alberta**

**MLS # A2287616**



**\$325,000**

<b>Division:</b>	Queensland		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,026 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Enclosed, Parkade, Secured, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 500
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d83
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** NONE

Welcome to Unit 202 in the highly desirable Valhalla Ridge complex, ideally located in the established community of Queensland &mdash; just up the road from the entrance to Fish Creek Park and its incredible network of scenic walking and river pathways. This spacious 2 bedroom, 2 bathroom corner unit offers over 1,000 sq ft of comfortable living and is perfectly positioned at the back of the building, away from the parking lot and traffic for added privacy and quiet. A well-maintained building with elevator access and secured underground parking adds everyday convenience, while the unit itself features a large in-suite laundry room, generous storage throughout, and an additional storage locker located with the parking stall. Step inside to a welcoming foyer that opens into a bright, open-concept living and dining area with access to your covered balcony &mdash; perfect for relaxing or enjoying fresh air year-round. The functional galley-style kitchen features a convenient pass-through to the dining space, ideal for entertaining and everyday living. The primary bedroom enjoys a corner location with multiple windows that fill the space with natural light, along with a walk-through closet and private 4-piece ensuite. On the opposite side of the unit, you'll find a well-sized second bedroom and another full 4-piece bathroom &mdash; an ideal layout for guests, roommates, or a home office. With excellent value in the condo fees for the size, a thoughtful layout, and a well-cared-for interior, this move-in ready home is a fantastic opportunity in a prime location close to nature, amenities, and major routes.