



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

**MLS # A2298317**



**\$312,500**

<b>Division:</b>	Queensland		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	891 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Electric Gate, Enclosed, Secured, Stall, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 430
<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>	Ceiling Fan(s), Chandelier, Closet Organizers, No Smoking Home, Storage, Vinyl Windows		

**Inclusions:** NONE

Welcome to Unit 106 in the Valhalla Ridge complex, perfectly situated in the established community of Queensland &mdash; just moments from the entrance to Fish Creek Park, where kilometres of walking and biking trails wind along the Bow River. This well-maintained 2 bedroom, 2 bathroom ground floor unit offers a functional layout with nearly 900 sq ft of comfortable living space, along with features that are hard to find at this price point. Positioned at the back of the building, you'll enjoy a private covered patio with direct access to greenspace through your own personal gate &mdash; perfect for pet owners, outdoor enthusiasts, or anyone who values easy access to nature. A gas line for your BBQ makes outdoor living even more convenient. Inside, the bright open-concept layout connects the living and dining areas seamlessly, with a functional galley-style kitchen featuring a pass-through for added light and flow. Recent updates include durable vinyl plank flooring and modern lighting, giving the home a fresh, move-in ready feel. The primary bedroom offers a comfortable retreat with a walk-through closet and private 3-piece ensuite, while the second bedroom and additional 4-piece bathroom are thoughtfully positioned on the opposite side of the unit &mdash; ideal for guests, roommates, or a home office setup. Additional highlights include in-suite laundry, ample storage, secured underground parking, and a well-managed building with elevator access. Even better, the condo fees are under \$430/month &mdash; excellent value for the size, amenities, and maintenance included. Beyond the home itself, Queensland is a hidden gem in Calgary's southeast, offering quick access to Fish Creek Park, nearby schools, playgrounds, and everyday amenities. With easy connections to Deerfoot and major routes, commuting is simple while

still enjoying a quiet, community-focused setting. Whether you're a first-time buyer, downsizer, or investor, this ground floor unit offers an unbeatable combination of privacy, outdoor access, and location.