



GRASSROOTS
REALTY GROUP

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**109, 2022 Canyon Meadows Drive SE
Calgary, Alberta**

MLS # A2204418



\$370,000

Division:	Queensland		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,210 sq.ft.	Age:	2001 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 557
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: n/a

NEW PRICING IN EFFECT!! Welcome to this **SPACIOUS AND UPDATED** main floor unit in Canyon Meadows Drive SE. This beautifully maintained home offers over 1200 SF of comfortable living space, with 2 bedrooms, 2 bathrooms, and a large flex/den/office room. A numerous amount has been spent over the last two years in renovations including flooring (new carpets and LVP), baseboards, quartz counters in kitchen and bathrooms, new toilets, new stainless steel appliances, new main door lock with keypad, new LED lights in bedrooms with new ceiling fans and new paint. The private front entrance is large and leads to an open and inviting dining and living area which has an abundance of natural light. The bedrooms are on opposite sides for added privacy, with the primary bedroom featuring a large walk-through closet and ensuite shower. The kitchen boasts ample counter space, a full dining area, breakfast bar, and new stainless steel appliances. Enjoy the patio space, ideal for relaxing outdoors. Freshly painted and located in a quiet area, this unit includes heated underground secured parking and a patio perfect for catching the afternoon sun. Conveniently located within walking distance to schools, transit, shopping, and just steps from Fish Creek Park. This home shows very well and is ready for flexible possession. It is located in a quiet neighbourhood with daycares, gym, Shoppers Drug Mart, dollarama, pubs, dental clinic, vet clinic and more....Don't miss out on this fantastic opportunity! You will love the extra space... !