



GRASSROOTS
REALTY GROUP

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109, 2022 Canyon Meadows Drive SE
Calgary, Alberta

MLS # A2325680



\$319,900

Division:	Queensland		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,220 sq.ft.	Age:	2001 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 612
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-C1 d83
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: N/A

Incredible value here in the popular VALHALLA RIDGE project in the popular Southeast Calgary community of Queensland, here in this prime location within walking distance to 3 schools & only a few short minutes to Deer Valley Marketplace & Fish Creek Park. This beautifully updated main floor condo enjoys upgraded flooring & quartz countertops, 2 bedrooms & 2 full baths, covered patio & titled underground parking stall for your exclusive use. With over 1200sqft of living space, you'll love the bright & open feel of this terrific unit, with its expansive living room & Southwest-facing patio, open concept dining room & galley-style kitchen with stainless steel appliances which include Samsung dishwasher & Hisense fridge. Located on opposite sides of the condo, both of the bedrooms are a great size & have convenient access to the bathrooms; the primary bedroom has a walkthrough closet leading to the ensuite with large walk-in shower. The 2nd bedroom is steps from the 2nd full bathroom which has a shower/tub combo. Your LG washer & dryer are located in a multi-purpose flex room…large enough to also put your home office & storage..& could easily be converted into a 3rd bedroom. Among the many improvements over the last few years: carpets & vinyl plank flooring, quartz counters in the bathrooms & kitchen, toilets, kitchen appliances, lighting in the bedrooms, baseboards & interior paint. Three schools (Horizon Leadership Academy, Wilma Hansen, Don Bosco) are all walking distance from your front door. Neighbourhood parks & playing fields are all only minutes away, & an off-leash park & Fish Creek Park are both close-by. And with the quick access to major roadways (Bow Bottom Trail, Anderson Road, Deerfoot Trail & MacLeod Trail) means everything from major retail centers, golf courses, transit (bus & LRT) & downtown are all

within easy reach!