

\$299,900 - 119, 2022 Canyon Meadows Drive Se, Calgary

MLS® #A2248017

\$299,900

2 Bedroom, 2.00 Bathroom, 826 sqft
Residential on 0.00 Acres

Queensland, Calgary, Alberta

Discover your perfect first home or next investment in the heart of Queensland! This stylish ground floor condo is ideally located along Canyon Meadows Drive, offering unbeatable access to the endless walking and biking trails of Fish Creek Park with over 1,500 acres of nature right outside your door. Whether you love peaceful morning walks, weekend picnics, or evening runs along the river, this location makes it all possible. Youâ€™re also just minutes from schools, shopping, and major transit routes, making day-to-day living a breeze. Inside, youâ€™ll find a bright, open layout boasting vinyl plank flooring and two spacious bedrooms positioned on opposite sides for extra privacy making it ideal if you work from home, have guests, or simply love having your own space. The airy living room, with its high ceilings and abundant natural light, is perfect for cozy nights in or hosting friends. Sliding glass doors lead out to your sunny south exposed patio with sleek glass railings for unobstructed views as you enjoy your morning coffee or relaxing afternoons/evenings in the fresh air. The stylish galley kitchen features maple cabinetry and a pass-through to the dining area making it easy to cook, serve, and stay part of the conversation as you entertain friends and family. Your primary bedroom retreat comes with a walk-through closet leading to your private 4pc ensuite. A second full bathroom is



perfect for guests, while a roomy laundry area with extra storage keeps life organized. This well managed condo comes with a titled heated underground parking stall (with extra storage space!) and the option for additional parking at a low monthly rate. Whether youâ€™re a first time buyer ready to own instead of rent, a busy professional craving low maintenance living, or a couple looking for the perfect space to call home, this condo delivers style, comfort, and unbeatable location. Valhalla Ridge offers the best of both worlds.

Built in 2001

Essential Information

MLS® #	A2248017
Price	\$299,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	826
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	119, 2022 Canyon Meadows Drive Se
Subdivision	Queensland
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 7H1

Amenities

Amenities	Bicycle Storage, Elevator(s), Secured Parking, Trash, Visitor Parking
Parking Spaces	1

Parking	Parkade, Stall, Underground
---------	-----------------------------

Interior

Interior Features	Laminate Counters, Open Floorplan, Storage
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
Cooling	None
# of Stories	3

Exterior

Exterior Features	Balcony
Construction	Stone, Vinyl Siding, Wood Frame

Additional Information

Date Listed	August 15th, 2025
Days on Market	5
Zoning	M-C1 d83

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.