



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2022 CANYON MEADOWS Drive #207, Calgary T2J 7H1**

MLS®#: **A2153750**

Area: **Queensland**

Listing Date: **07/30/24**

List Price: **\$370,000**

Status: **Active**

County: **Calgary**

Change: **-\$9k, 01-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2001**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,110**  
Low Sqft:  
Ttl Sqft: **1,110**

DOM

**114**

Layout

Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat: **Stall,Underground**

Utilities and Features

Roof:  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **Balcony**

Construction:  
**Stone,Vinyl Siding,Wood Frame**  
Flooring:  
**Carpet,Linoleum**  
Water Source:  
Fnd/Bsmt:  
**Poured Concrete**

Kitchen Appl: **Dishwasher,Freezer,Garage Control(s),Range Hood,Refrigerator,Stove(s),Washer/Dryer Stacked**  
Int Feat:  
Utilities: **No Animal Home,No Smoking Home,Open Floorplan**

Room Information

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>5`0" x 8`3"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`9" x 11`8"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`11" x 17`5"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8`2" x 8`3"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`1" x 15`11"</b>

Room	Level	Dimensions
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>7`6" x 8`0"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`0" x 17`5"</b>
<b>Foyer</b>	<b>Main</b>	<b>9`3" x 5`6"</b>
<b>Laundry</b>	<b>Main</b>	<b>7`1" x 7`10"</b>

Legal/Tax/Financial

Condo Fee:  
**\$477**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C1 d83**

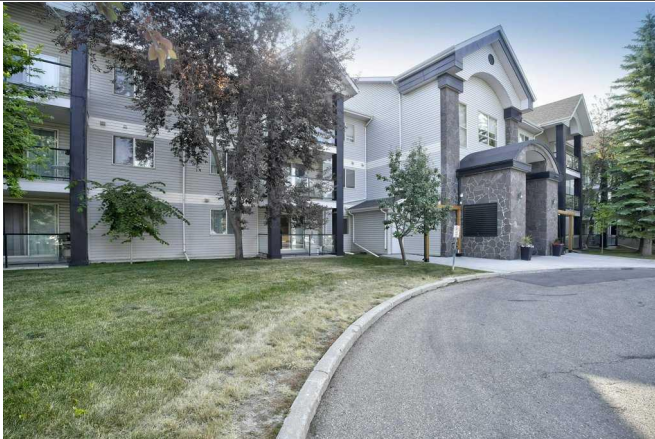
Legal Desc: **0111505**

Remarks

Pub Rmks: **Welcome to this spacious open concept condo with a west facing balcony, located walking distance to schools, shopping and Fish Creek Park with its abundance of natural walking and biking trails. As you enter the unit, you are greeted by a large entryway that leads into an open concept living area with plenty of room for a dining table or use as an office space. The well equipped kitchen has an abundance of storage with Maple cabinets and loads of counter space for food prep. Stainless steel fridge a brand new stove & hood fan (installed after pictures were taken) dishwasher and stove are also included. The spacious living room has plenty of space for a large sectional, perfect for cozy gatherings and movie nights. Head to the expansive primary bedroom with space for a king size bed, dressers and also has a well designed walk-through closet that leads to a 4-piece ensuite. The 2nd bedroom is also large with its own closet space and 4-piece bathroom right across the hall. The convenience of In-suite laundry with a stackable washer and dryer and additional storage space for your personal items. This amazing unit comes with 1 underground titled parking space. Don't wait, Schedule your private viewing today!**

Inclusions: **None**  
Property Listed By: **RE/MAX First**

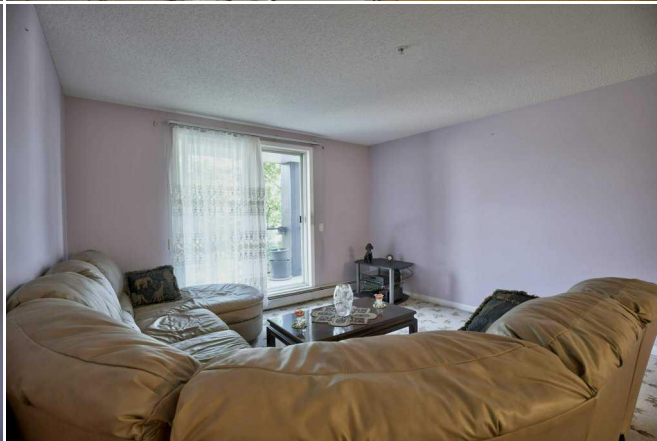
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**







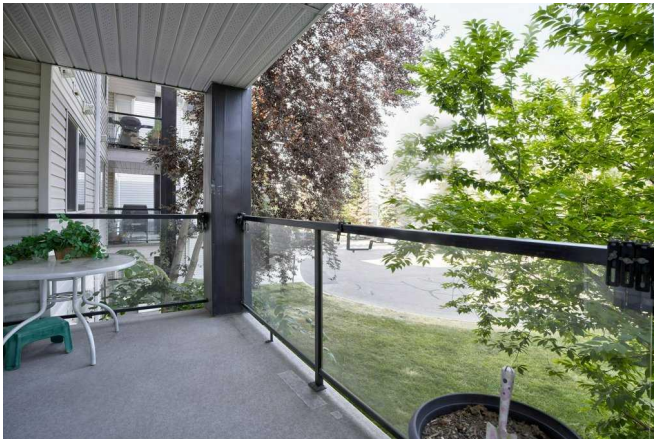












207-2022 Canyon Meadows Dr SE, Calgary, AB

Main Floor 3000sq Area 1110.63 sq ft



0 3 6

PREPARED: 2024/07/22

White regions are excluded from total floor area in ROUTE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.