



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:

Access:

Lot Feat:

Park Feat:

Stall, Underground

Finished Floor Area

Abv Sqft: **1,110**

Low Sqft:

Ttl Sqft: **1,110**

DOM

144

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**

Garage Sz:

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: **No Animal Home, No Smoking Home, Open Floorplan**
Utilities:

Room Information

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

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

Legal/Tax/Financial

Condo Fee:
\$477

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1 d83

Legal Desc: **0111505**

Remarks

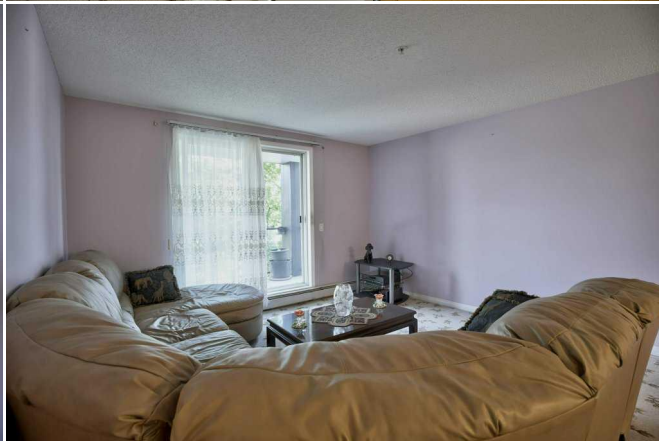
Pub Rmks: **Welcome to this spacious open concept condo with a west facing balcony, located walking distance to schools, shopping and Fish Creek Park with its abundance of natural walking and biking trails. As you enter the unit, you are greeted by a large entryway that leads into an open concept living 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**

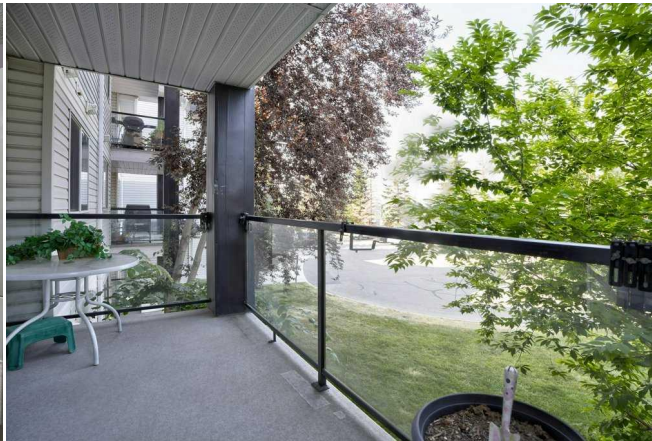
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











207-2022 Canyon Meadows Dr SE, Calgary, AB

Main Floor 908104 Area 1110.62 SQ.FT.



0 3 6

PREPARED: 20240722

While figures are included from total floor area in RESIDE floor plans, All room dimensions and floor areas must be considered approximate and are subject to independent verification.