



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2022 CANYON MEADOWS Drive #119, Calgary T2J 7H1**

MLS® #: **A2184981**      Area: **Queensland**      Listing Date: **01/02/25**      List Price: **\$350,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      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:

Finished Floor Area  
 Abv Sqft: **827**  
 Low Sqft:  
 Ttl Sqft: **827**

**Enclosed, Garage Door Opener, Heated Garage, Owned, Parkade, Secured, Stall, Titled, Underground**

DOM

**93**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Baseboard, Hot Water, Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony**

Construction: **Mixed, Stone, Vinyl Siding, Wood Frame**  
 Flooring: **Ceramic Tile, Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings**  
 Int Feat: **Laminate Counters, Vinyl Windows, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>9`6" x 8`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>9`6" x 8`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`6" x 11`0"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`0" x 11`0"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>8`0" x 5`0"</b>	<b>Bedroom</b>	<b>Main</b>	<b>11`6" x 8`6"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`0" x 5`0"</b>	<b>Laundry</b>	<b>Main</b>	<b>7`0" x 5`0"</b>

Legal/Tax/Financial

Condo Fee:  
**\$379**

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

Zoning:  
**M-C1**

Legal Desc: **0111505**

Remarks

Pub Rmks: **Welcome to Unit 119 at Valhalla Ridge, a perfect ground-floor condo situated in the vibrant community of Queensland! Nestled on Canyon Meadows Drive, this charming home offers unparalleled access to Fish Creek Park's tranquil pathways and river system, making it a haven for nature lovers. Conveniently close to schools, shopping, and major transit routes, everything you need is just steps away. Step inside to discover a thoughtfully designed layout featuring in-unit laundry and heated underground parking. The spacious primary bedroom includes a private 4-piece ensuite, while the second generously sized bedroom—located across the hall from another 4-piece bathroom—provides versatility for guests, a home office, or additional living space. Relax and unwind on the south-facing patio with modern glass railings, perfect for soaking up the afternoon sun. This unit has been recently refreshed with updated flooring, paint, countertops, and sinks throughout, ensuring a move-in-ready or rental-ready opportunity. With low condo fees under \$400/month, this property is an excellent investment option. Schedule your private showing today and experience the perfect balance of comfort and convenience at Valhalla Ridge!**

Inclusions: **NONE**  
Property Listed By: **2% Realty**

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









