



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2022 CANYON MEADOWS Drive #109, Calgary T2J 7H1**

MLS® #: **A2204418**

Area: **Queensland**

Listing Date: **03/21/25**

List Price: **\$389,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 05-Apr**

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: **1,210**  
Low Sqft:  
Ttl Sqft: **1,210**

DOM

**27**

Layout

Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat: **Parkade,Underground**

Utilities and Features

Roof:  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **None**

Construction: **Concrete,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Breakfast Bar,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Storage,Walk-In Closet(s)**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom</b>	<b>Main</b>	<b>9`7" x 11`2"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`10" x 17`2"</b>
<b>Living Room</b>	<b>Main</b>	<b>24`7" x 17`2"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>4`11" x 8`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8`0" x 8`0"</b>	<b>Flex Space</b>	<b>Main</b>	<b>10`5" x 13`10"</b>
<b>Foyer</b>	<b>Main</b>	<b>11`6" x 7`6"</b>	<b>3pc Ensuite bath</b>	<b>Main</b>	<b>7`5" x 7`10"</b>
<b>Dining Room</b>	<b>Main</b>	<b>13`0" x 15`5"</b>			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$557

Fee Simple

M-C1

Fee Freq:

Monthly

Legal Desc:

0111505

Remarks

Pub Rmks:

**Welcome to this SPACIOUS AND UPDATED main floor unit in Canyon Meadows Drive SE. This beautifully maintained home offers over 1200 SF of comfortable living space, with 2 bedrooms, 2 bathrooms, and a large flex/den/office room. A numerous amount has been spent over the last two years in renovations including flooring (new carpets and LVP), baseboards, quartz counters in kitchen and bathrooms, new toilets, new stainless steel appliances, new main door lock with keypad, new LED lights in bedrooms with new ceiling fans and new paint. The private front entrance is large and leads to an open and inviting dining and living area which has an abundance of natural light. The bedrooms are on opposite sides for added privacy, with the primary bedroom featuring a large walk-through closet and ensuite shower. The kitchen boasts ample counter space, a full dining area, breakfast bar, and new stainless steel appliances. Enjoy the patio space, ideal for relaxing outdoors. Freshly painted and located in a quiet area, this unit includes heated underground secured parking and a patio perfect for catching the afternoon sun. Conveniently located within walking distance to schools, transit, shopping, and just steps from Fish Creek Park. This home shows very well and is ready for flexible possession. It is located in a quiet neighbourhood with daycares, gym, Shoppers Drug Mart, dollarama, pubs, dental clinic, vet clinic and more....Don't miss out on this fantastic opportunity! You will love the extra space... !**

Inclusions:

n/a

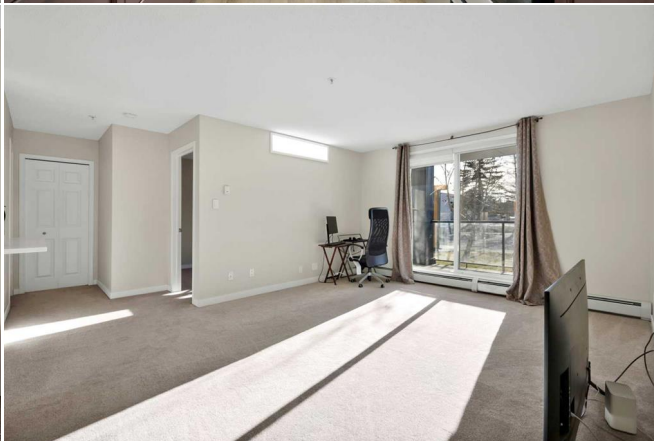
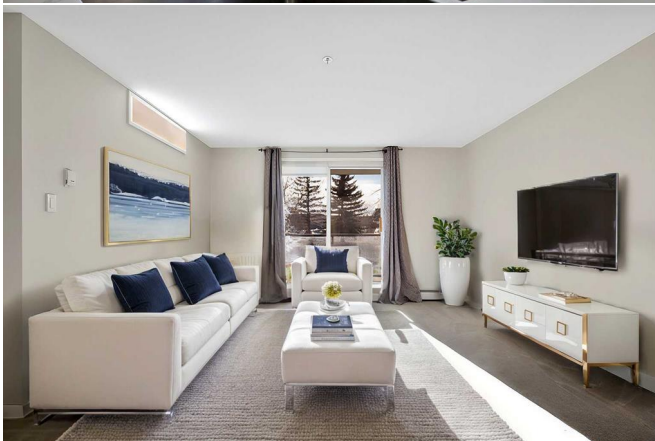
Property Listed By:

CIR Realty

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



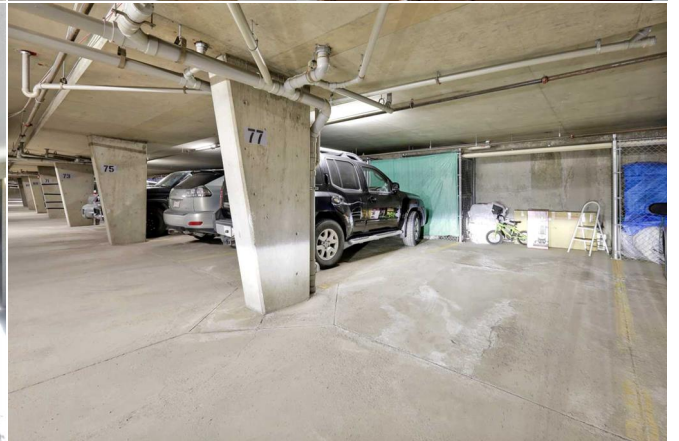












**Main Floor** Interior Area 1209.07 sq ft



PREPARED: 2025/03/21

While regions are excluded from total floor area in IGUIDE floor plans, All room-dimensions and floor areas must be considered approximate and are subject to independent verification.