

# \$399,000 - 109, 2022 Canyon Meadows Drive Se, Calgary

MLS® #A2204418

**\$399,000**

2 Bedroom, 2.00 Bathroom, 1,210 sqft  
Residential on 0.00 Acres

Queensland, Calgary, Alberta

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... !

Built in 2001

### **Essential Information**

MLS® #	A2204418
Price	\$399,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,210
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	109, 2022 Canyon Meadows Drive Se
Subdivision	Queensland
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 7H1

### **Amenities**

Amenities	Visitor Parking
Parking Spaces	1
Parking	Parkade, Underground

### **Interior**

Interior Features	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard

Cooling	None
# of Stories	3

### **Exterior**

Exterior Features	None
Construction	Concrete, Wood Frame

### **Additional Information**

Date Listed	March 21st, 2025
Days on Market	13
Zoning	M-C1

### **Listing Details**

Listing Office	CIR Realty
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