

109, 2022 Canyon Meadows Drive SE
Calgary, Alberta

MLS # A2234113



\$354,900

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Queensland | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 1,217 sq.ft. | Age: | 2001 (24 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | Corner Lot | | |

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|--------------------|--|-------------------|-----------------------|
| Heating: | Boiler | Water: | Public |
| Floors: | Carpet, Ceramic Tile, Laminate | Sewer: | Public Sewer |
| Roof: | - | Condo Fee: | \$ 557 |
| Basement: | - | LLD: | - |
| Exterior: | Cement Fiber Board, Concrete, Wood Frame | Zoning: | M-C1 d83 |
| Foundation: | Poured Concrete | Utilities: | Cable Internet Access |
| Features: | Built-in Features, Elevator | | |

Inclusions: N/A

Welcome to the Valhalla condominium complex located just a short walk from Fish Creek Park, also within short distance of schools and shopping, Deer Valley and South Centre, and is convenient for the LRT and Deerfoot Trail. This large ground floor unit is wheelchair friendly, when entering you are greeted with a welcoming lobby, as you enter the apartment to your left is a large laundry room / storage room which could accommodate a third bedroom. The foyer exits into the dining area and kitchen with modern stainless steel appliances. The area is an open plan with a nice size living room which opens up to the patio. The Primary Bedroom has a walkthrough closet into the private ensuite bath. The second bedroom is located on the opposite side of the unit along with the second full bathroom. The unit has one parking stall and your condo fees include your heat and water. POSSESSION CAN BE IMMEDIATE