

**106, 2022 Canyon Meadows Drive SE**  
**Calgary, Alberta**

**MLS # A2255765**



**\$334,500**

|                  |                                                            |               |                   |
|------------------|------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Queensland                                                 |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)                         |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                                |               |                   |
| <b>Size:</b>     | 893 sq.ft.                                                 | <b>Age:</b>   | 2001 (24 yrs old) |
| <b>Beds:</b>     | 2                                                          | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Titled, Underground                                        |               |                   |
| <b>Lot Size:</b> | -                                                          |               |                   |
| <b>Lot Feat:</b> | Few Trees, Gentle Sloping, Lawn, Low Maintenance Landscape |               |                   |

|                    |                                                                        |                   |                       |
|--------------------|------------------------------------------------------------------------|-------------------|-----------------------|
| <b>Heating:</b>    | Boiler                                                                 | <b>Water:</b>     | Public                |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank                                      | <b>Sewer:</b>     | -                     |
| <b>Roof:</b>       | -                                                                      | <b>Condo Fee:</b> | \$ 429                |
| <b>Basement:</b>   | -                                                                      | <b>LLD:</b>       | -                     |
| <b>Exterior:</b>   | Cement Fiber Board, Concrete, Wood Frame                               | <b>Zoning:</b>    | M-C1 d83              |
| <b>Foundation:</b> | Poured Concrete                                                        | <b>Utilities:</b> | Cable Internet Access |
| <b>Features:</b>   | Breakfast Bar, Ceiling Fan(s), Chandelier, Jetted Tub, No Smoking Home |                   |                       |

**Inclusions:** blinds, willing to negotiate gas barbecue

Welcome to Valhalla Ridge, Unit 106. Whether you are a first-time home buyer or an investor looking for a rental, you'll appreciate that heat and water are included in the low condo fees, making budgeting much simpler. This recently updated 2-bedroom, 2-bathroom condo offers 893 sq. ft. of bright, open living space with new vinyl plank flooring, upgraded lighting, and a private patio featuring a custom gate for direct access to the pathways and green space behind the building. The east-facing orientation keeps the home naturally bright in the morning while staying cooler in the evenings—perfect for relaxing after a long day. Families will love the location with St. Philip Elementary just a 5-minute walk away, Dr. Friedel Middle School within 7 minutes, and Centennial High School only 10 minutes on foot. Outdoor enthusiasts will appreciate the incredible Fish Creek Provincial Park just steps from your door, offering endless trails and year-round activities. Convenience is top of mind with in-unit laundry, in-unit storage, and additional secure storage right in front of your titled underground parking stall. The complex is well-managed, and the exceptionally wide hallways make moving furniture a breeze while also providing easy accessibility for mobility needs.