

# \$389,000 - 109, 2022 Canyon Meadows Drive Se, Calgary

MLS® #A2204418

**\$389,000**

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          | \$389,000         |
| 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 | 21               |
| Zoning         | M-C1             |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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