

# \$305,000 - 119, 2022 Canyon Meadows Drive Se, Calgary

---

MLS® #A2221708

**\$305,000**

2 Bedroom, 2.00 Bathroom, 827 sqft  
Residential on 0.00 Acres

Queensland, Calgary, Alberta

Welcome to Unit 119 at Valhalla Ridge, a perfect ground-floor condo situated in the vibrant community of Queensland! Nestled on Canyon Meadows Drive, this charming home offers unparalleled access to Fish Creek Park's tranquil pathways and river system, making it a haven for nature lovers. Conveniently close to schools, shopping, and major transit routes, everything you need is just steps away.

Step inside to discover a thoughtfully designed layout featuring in-unit laundry and heated underground parking. The spacious primary bedroom includes a private 4-piece ensuite, while the second generously sized bedroom—located across the hall from another 4-piece bathroom—provides versatility for guests, a home office, or additional living space.

Relax and unwind on the south-facing patio with modern glass railings, perfect for soaking up the afternoon sun. This unit has been recently refreshed with updated flooring, paint, countertops, and sinks throughout, ensuring a move-in-ready or rental-ready opportunity. With low condo fees under \$400/month, this property is an excellent investment option.

Schedule your private showing today and experience the perfect balance of comfort and



convenience at Valhalla Ridge!

Built in 2001

### Essential Information

MLS® #	A2221708
Price	\$305,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	827
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	119, 2022 Canyon Meadows Drive Se
Subdivision	Queensland
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 7H1

### Amenities

Amenities	Elevator(s), Secured Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Garage Door Opener, Heated Garage, Parkade, Secured, Underground, Enclosed, Owned, Stall, Titled
# of Garages	1

### Interior

Interior Features	Walk-In Closet(s), Vinyl Windows, Laminate Counters
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Window Coverings, Electric Range, Washer/Dryer Stacked
Heating	Natural Gas, Baseboard, Hot Water
Cooling	None

# of Stories            3

## Exterior

Exterior Features    Balcony  
Roof                    Asphalt Shingle  
Construction        Stone, Vinyl Siding, Wood Frame, Mixed  
Foundation         Poured Concrete

## Additional Information

Date Listed           May 15th, 2025  
Days on Market      74  
Zoning                M-C1

## Listing Details

Listing Office        2% Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.