

**109, 2022 Canyon Meadows Drive SE
Calgary, Alberta**

MLS # A2234113



\$349,500

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		

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