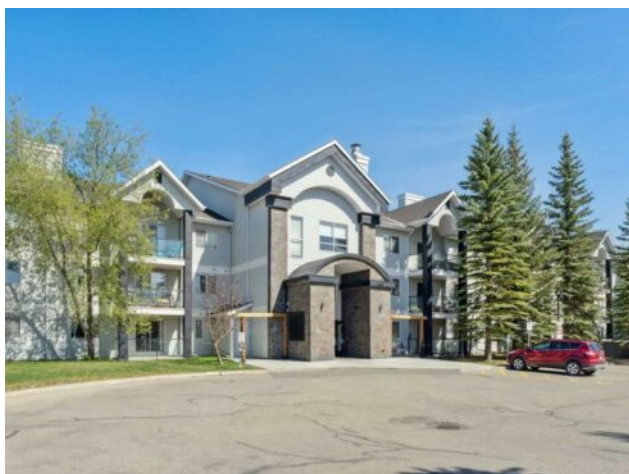


**111, 2022 Canyon Meadows Drive SE**  
**Calgary, Alberta**

**MLS # A2219086**



**\$350,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Queensland                              |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)      |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit             |               |                   |
| <b>Size:</b>     | 1,093 sq.ft.                            | <b>Age:</b>   | 2001 (24 yrs old) |
| <b>Beds:</b>     | 2                                       | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Off Street, Parkade, Stall, Underground |               |                   |
| <b>Lot Size:</b> | -                                       |               |                   |
| <b>Lot Feat:</b> | -                                       |               |                   |

|                    |                                 |                   |        |
|--------------------|---------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Natural Gas          | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Vinyl Plank                     | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                               | <b>Condo Fee:</b> | \$ 503 |
| <b>Basement:</b>   | -                               | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame | <b>Zoning:</b>    | M-C1   |
| <b>Foundation:</b> | -                               | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Storage                         |                   |        |

**Inclusions:** N/A

Welcome Home! Come and see this fabulous Two Bedroom Two Bathroom main floor condominium apartment located in Queensland. Close to Fish Creek Park, lots of shopping, schools and a mature desirable neighborhood. Almost 1100 ft<sup>2</sup>; in terrific condition with updated flooring (Luxury Vinyl Plank) and paint this home is ready for its new owner. Bedrooms on opposite sides, corner gas fireplace, sunny west exposure, patio, modern white kitchen, insuite storage and laundry room round out this great place to call home. Titled underground parking with storage area. Very reasonable condo fees, well maintained grounds and common areas, plenty of visitor parking make this a superb home. View Today!