

# \$334,500 - 106, 2022 Canyon Meadows Drive Se, Calgary

---

MLS® #A2255765

**\$334,500**

2 Bedroom, 2.00 Bathroom, 893 sqft  
Residential on 0.00 Acres

Queensland, Calgary, Alberta

Welcome to Valhalla Ridge, Unit 106. Whether you are a first-time home buyer or an investor looking for a rental, youâ€™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 eveningsâ€”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.

Built in 2001



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2255765          |
| Price          | \$334,500         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 893               |
| Acres          | 0.00              |
| Year Built     | 2001              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                                   |
|-------------|-----------------------------------|
| Address     | 106, 2022 Canyon Meadows Drive Se |
| Subdivision | Queensland                        |
| City        | Calgary                           |
| County      | Calgary                           |
| Province    | Alberta                           |
| Postal Code | T1J7H1                            |

## Amenities

|                |                                              |
|----------------|----------------------------------------------|
| Amenities      | Elevator(s), Storage, Trash, Visitor Parking |
| Utilities      | Cable Internet Access                        |
| Parking Spaces | 1                                            |
| Parking        | Titled, Underground                          |
| # of Garages   | 1                                            |

## Interior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Chandelier, Jetted Tub, No Smoking Home |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer Stacked               |
| Heating           | Boiler                                                                 |
| Cooling           | None                                                                   |
| # of Stories      | 3                                                                      |

## Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, BBQ gas line |
|-------------------|-----------------------|

|                 |                                                            |
|-----------------|------------------------------------------------------------|
| Lot Description | Few Trees, Gentle Sloping, Lawn, Low Maintenance Landscape |
| Construction    | Cement Fiber Board, Concrete, Wood Frame                   |
| Foundation      | Poured Concrete                                            |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 9th, 2025 |
| Days on Market | 61                  |
| Zoning         | M-C1 d83            |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.