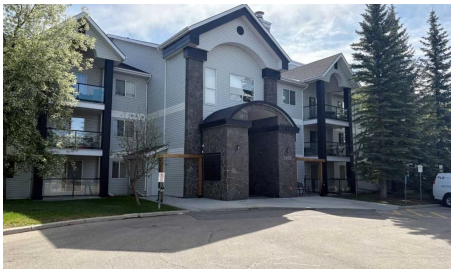
119 2022 Canyon Meadows Drive SE

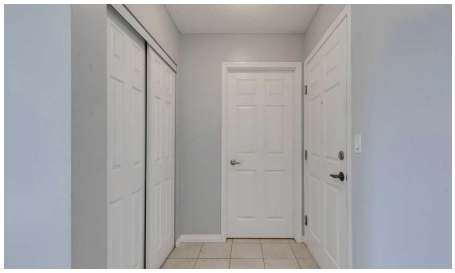
Calgary | Active | MLS® A2359020

$275,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2001**	**827 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by 2% Realty

A closer look

MAIN FLOOR LIVING WITH EASY ACCESS, GREAT UPDATES, AND AN UNBEATABLE LOCATION! Welcome to Unit 119 at Valhalla Ridge, an affordable and beautifully updated ground-floor condo in the established community of Queensland. If you're looking to avoid stairs, simplify your lifestyle, or find a home that offers comfortable, convenient living all on one level, this is an opportunity worth seeing! With TWO spacious bedrooms, TWO full bathrooms, heated underground parking, and low condo fees just over $400/month, this property offers exceptional value just steps from the natural beauty of Fish Creek Provincial Park.

Step inside and discover a bright, functional layout designed for comfortable everyday living. Recent improvements include updated flooring, fresh paint, countertops, and sinks throughout, creating a modern, move-in-ready space. The thoughtfully designed floor plan separates the two bedrooms for added privacy, making it ideal for guests, roommates, or a dedicated home office. The generous primary bedroom features its own private 4-piece ensuite, while the second bedroom is conveniently located next to another full 4-piece bathroom. Everything you need is conveniently located on one level, with no interior stairs to navigate!

One of the biggest advantages of this home is its GROUND-FLOOR LOCATION, offering convenient main-level access without the need to travel between floors. Whether you're downsizing, planning for long-term comfort, or simply prefer the convenience of single-level living, this layout makes everyday life easier. Step outside to your sunny SOUTH-FACING patio, complete with modern glass railings and a great space to enjoy your morning coffee or afternoon sunshine. In-suite laundry, excellent storage, and a heated underground parking stall add to the convenience.

And the LOCATION is hard to beat! Situated along Canyon Meadows Drive, Valhalla Ridge is ideally positioned next to Fish Creek Provincial Park, offering access to an incredible network of walking and biking pathways, natural greenspace, and year-round outdoor recreation. Shopping, schools, transit, and major roadways are all close by, making it easy to get wherever you need to go. Whether you're a first-time buyer, investor, or looking to downsize into a more manageable home without sacrificing comfort or location, this property delivers. UPDATED, AFFORDABLE, AND ALL ON ONE LEVEL - COME SEE THE BENEFITS OF EASY MAIN-FLOOR LIVING!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2359020
Bedrooms	2
Bathrooms	2
Year Built	2001
Property Type:	Residential

Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	827 sq. ft.
Main Level Finished Area:	827 sq. ft.
Condo Fee:	$417.21
Condo Fee Includes:	Common Area Maintenance, Gas, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	South
Unit Exposure:	South
Floor Location:	Ground
Entry Level:	1
Stories Total:	3
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2001 (Age: 25)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)

Num Ensuite Baths:	1
Plan:	0111505
Heating:	Baseboard, Hot Water, Natural Gas
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Mixed, Stone, Vinyl Siding, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Ceramic Tile, Laminate
Cooling:	None
Fireplaces:	0
Garage:	No
Garage Spaces:	1
Parking:	Enclosed, Garage Door Opener, Heated Garage, Owned, Parkade, Secured, Stall, Titled, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	Valhalla Ridge
Community:	Queensland
Amenities:	Elevator(s), Secured Parking, Snow Removal, Trash, Visitor Parking
Appliances:	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Inclusions:	NONE

Restrictions:	Easement Registered On Title, Restrictive Covenant, Utility Right Of Way
Pets Allowed:	Restrictions, Cats OK, Dogs OK, Yes
Main Floor	Kitchen · 9'6" × 8' ·
Main Floor	Dining Room · 9'6" × 8'6" ·
Main Floor	Living Room · 13'6" × 11' ·
Main Floor	Bedroom - Primary · 11' × 11' ·
Main Floor	Bedroom · 11'6" × 8'6" ·
Main Floor	Laundry · 7' × 5' ·
Title to Land:	Fee Simple
Community Features:	Fishing, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Laminate Counters, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s), Deck
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone S
Zoning:	M-C1
Listed Date:	Nov 18, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/119-2022-canyon-meadows-drive-se-calgary-a2359020/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.