

\$350,000 - 302, 2022 Canyon Meadows Drive Se, Calgary

MLS® #A2150760

\$350,000

2 Bedroom, 2.00 Bathroom, 1,040 sqft
Residential on 0.00 Acres

Queensland, Calgary, Alberta

Your Serene Sanctuary Awaits: Stunning
Top-Floor Condo near Fish Creek Park

Embrace modern living amid nature's tranquility! This exquisitely upgraded top-floor corner unit is situated in the desirable community of Queensland, mere steps from the breathtaking landscapes of Fish Creek Provincial Park. With over 1,500 acres of picturesque parkland at your doorstep, you'll enjoy boundless opportunities for outdoor activities, walking trails, and peaceful retreats.

Exceptional Features:

Prime Corner Location: This well-appointed corner unit provides both privacy and views of Fish Creek in the distance from its bright east-facing balcony, allowing you to revel in the warmth of the morning sun.

Generous Living Space: Covering 1,039 sq. ft., this thoughtfully designed layout includes two spacious bedrooms and two meticulously updated bathrooms featuring new lighting, fixtures, hardware, and elegant tile flooring—ideal for professionals, families, or anyone seeking comfort and style.

Elegant Living Area: The inviting living room features a cozy gas fireplace, perfect for



entertaining or quiet evenings at home, with 9 ft. ceilings that lend an airy ambiance to the entire space.

Master Suite Retreat: The expansive master bedroom is complete with a well-designed walk-through closet equipped with a premium organizer system that leads to a luxurious 4-piece ensuite bathroom.

Gourmet Kitchen: The stylish galley kitchen showcases beautiful blonde maple cabinets, contemporary lighting, and newer stainless steel appliances—including a French door refrigerator and convection stove—tailored for the culinary enthusiast.

In-Suite Laundry Convenience: This unit features a well-appointed laundry area with upgraded full-size stackable washer and dryer, adding to your everyday convenience. There is also additional storage space for all your personal items.

Additional Highlights: Freshly painted and equipped with newer laminate flooring featuring soundproofing, upgraded lighting and fixtures, and a titled underground parking space complete with a storage locker at the front. Additional parking is available for a minimal monthly fee.

Prime Community Amenities:
Perfectly located within walking distance to essential amenities such as shopping, schools, and public transit, this condo offers the ultimate convenience of urban living surrounded by the natural beauty of Fish Creek Park.

Seize This Rare Opportunity:
Units like this in a well-managed building are a rare find, especially one that seamlessly combines charm with remarkable upgrades.

Don't miss the chance to experience the tranquility and convenience this beautiful condo offers.

Schedule Your Private Viewing Today! Your peaceful retreat is just a visit away!

Built in 2001

Essential Information

MLS® #	A2150760
Price	\$350,000
Sold Price	\$380,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,040
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	302, 2022 Canyon Meadows Drive Se
Subdivision	Queensland
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J7H1

Amenities

Amenities	Elevator(s), Parking, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Underground

Interior

Interior Features	Breakfast Bar, Closet Organizers, High Ceilings, No Smoking Home
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Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
# of Stories	3

Exterior

Exterior Features	Balcony
Construction	Stone, Vinyl Siding, Wood Frame

Additional Information

Date Listed	July 25th, 2024
Date Sold	July 29th, 2024
Days on Market	4
Zoning	M-C1 d83
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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