

119, 2022 Canyon Meadows Drive SE
Calgary, Alberta

MLS # A2273035



\$289,000

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|------------------|---|---------------|-------------------|
| Division: | Queensland | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 827 sq.ft. | Age: | 2001 (25 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Enclosed, Garage Door Opener, Heated Garage, Owned, Parkade, Secured, | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|---|-------------------|----------|
| Heating: | Baseboard, Hot Water, Natural Gas | Water: | - |
| Floors: | Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 397 |
| Basement: | - | LLD: | - |
| Exterior: | Mixed, Stone, Vinyl Siding, Wood Frame | Zoning: | M-C1 d83 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Laminate Counters, Vinyl Windows, Walk-In Closet(s) | | |

Inclusions: NONE

Welcome to Unit 119 at Valhalla Ridge—an excellent turn-key investment opportunity in the desirable community of Queensland. This ground-floor condo is currently tenant-occupied, offering immediate rental income with reliable tenants in place. Perfectly positioned along Canyon Meadows Drive, the property provides outstanding proximity to Fish Creek Park, public transit, schools, and nearby shopping—features that consistently attract and retain quality renters. The building also offers strong amenities such as in-unit laundry and heated underground parking, both highly valued in the rental market. Inside, the layout is ideal for tenant appeal, featuring a spacious primary bedroom with its own 4-piece ensuite and a well-separated second bedroom situated next to a second full bathroom—perfect for roommates, small families, or working professionals. The south-facing patio with modern glass railings offers private outdoor space, further enhancing rental desirability. The unit has been recently refreshed with updated flooring, paint, countertops, and sinks throughout, reducing future maintenance needs and making this a low-hassle addition to any investment portfolio. With low condo fees under \$400/month, strong nearby amenities, and steady tenant demand in the area, this condo stands out as a smart, reliable long-term hold. A great chance to secure a cash-flowing property in a well-managed complex—reach out for more details on this investment-ready opportunity at Valhalla Ridge.