

# \$329,000 - 316, 2022 Canyon Meadows Drive Se, Calgary

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MLS® #A2260470

**\$329,000**

2 Bedroom, 2.00 Bathroom, 1,037 sqft  
Residential on 0.00 Acres

Queensland, Calgary, Alberta

WELCOME TO THE Desirable Community of QUEENSLAND~This Beautifully maintained 2-bedroom, 2 full bathroom condo with an underground parking stall offers the perfect blend of comfort, convenience, and lifestyle. Ideally located just steps from Fish Creek Provincial Park, pristine nature and walking trails are right at your doorstep.

Youâ€™ll love the unbeatable location close to Deerfoot Trail, shopping, schools, transit, restaurants, and parks everything you need is within easy reach.

This bright east facing unit features an open-concept floor plan with 9 ft ceilings and plenty of natural light. The spacious living room flows into a generously sized dining area, perfect for entertaining. The modern kitchen is equipped with stylish cabinetry, while thoughtful upgrades include pot lights, remote-control blinds, and feature wall accents.

Both bedrooms are generously sized, with two full bathrooms offering comfort and convenience. Step outside to your large balcony, perfect for BBQs, relaxing, and enjoying sunny days. Donâ€™t miss your chance to call this move in ready condo your new home.

Contact me today for your private viewing!

Built in 2001



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2260470          |
| Price          | \$329,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,037             |
| Acres          | 0.00              |
| Year Built     | 2001              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                                   |
|-------------|-----------------------------------|
| Address     | 316, 2022 Canyon Meadows Drive Se |
| Subdivision | Queensland                        |
| City        | Calgary                           |
| County      | Calgary                           |
| Province    | Alberta                           |
| Postal Code | T2J 7H1                           |

## Amenities

|                |                                            |
|----------------|--------------------------------------------|
| Amenities      | Elevator(s), Snow Removal, Visitor Parking |
| Parking Spaces | 1                                          |
| Parking        | Parkade, Stall, Titled                     |
| # of Garages   | 1                                          |

## Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Granite Counters, High Ceilings, No Animal Home, No Smoking Home, See Remarks, Storage |
| Appliances        | Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings                        |
| Heating           | Baseboard, Electric                                                                                    |
| Cooling           | None                                                                                                   |
| # of Stories      | 4                                                                                                      |

## Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
|-------------------|---------|

|              |                 |
|--------------|-----------------|
| Construction | Wood Frame      |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 26th, 2025 |
| Days on Market | 41                   |
| Zoning         | M-C1 d83             |

**Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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