

1104, 11 Chaparral Ridge Drive SE  
Calgary, Alberta

MLS # A2266002



## \$319,900

<b>Division:</b>	Chaparral		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	960 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Enclosed, Garage Door Opener, Heated Garage, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	Public
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 609
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1 d75
<b>Foundation:</b>	-	<b>Utilities:</b>	Electricity Connected, Garbage Collection, Sewer Con
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), No Animal Home, No Smoking Home, Storage		

**Inclusions:** None

\*\*\*BRAND NEW FLOORING AND PAINT THROUGHOUT\*\*\*Welcome to your dream home, a cozy two bedroom, two bathroom condo featuring a spacious layout that provides privacy and a light-filled ambiance and offering 960 square feet of inviting living space, on the desirable ground floor, perfectly designed for comfort and convenience, in the sought-after community of Chaparral. Unit is located on the West side of the building and features an Entryway with Closet, a Dining Area, a large Kitchen with Breakfast Bar, a Living Room with double sliding glass doors to a patio c/w BBQ gas outlet, a Primary Bedroom with walk-through closet to a full 4 Piece Ensuite Bathroom, second Bedroom with a second full 4 Piece Bathroom and an In-Suite Laundry/Storage Room. Additional storage is available with an assigned Separate Storage Locker #104 on the main floor, catering to your storage needs. Enjoy the luxury of the Titled Heated Underground Parking #44. Chaparral Village is a Well-Managed Complex with No Age Restrictions, featuring two Party Rooms, available for use/rental, ideal for hosting gatherings or celebrations, plus abundant Visitor Parking to make entertaining friends and family easy. The Site is in a prime location, close to Schools, Shopping, Public Transit, and the popular Blue Devil Golf Course (7 minutes). For outdoor enthusiasts, Fish Creek Park, with its scenic Pathways and picturesque Bow River, is at your doorstep, offering endless opportunities for adventure and relaxation. Easy access to Stoney Trail and Deerfoot Trail. Don't miss your chance to own this fantastic condo, where modern living meets tranquillity in a vibrant community!