

222, 428 Chaparral Ravine View SE  
Calgary, Alberta

MLS # A2274358



## \$294,900

<b>Division:</b>	Chaparral		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	789 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 462
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1d75
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Elevator, Laminate Counters, No Animal Home		

**Inclusions:** Portable A/C Unit. Works but no warranty

Secure 45+ Adult Living Condo with Lake Access Welcome to this beautifully updated 2-bedroom, 2-bathroom condo located in a 45+ adult living community, offering both comfort and an active, social lifestyle. Set on the second floor for added security, this move-in-ready home features brand-new paint and flooring throughout, giving it a fresh, modern appeal. The thoughtfully designed layout includes a bright living area, functional kitchen, and the convenience of in-suite laundry. The spacious primary bedroom features its own private ensuite, while the second bedroom and additional full bathroom provide flexibility for guests or a home office. Enjoy a very secure building with exceptional amenities, including underground parking, a fully equipped fitness gym, communal kitchen, and inviting gathering areas where residents can enjoy planned social activities and events. Ideally located steps from a park, walking paths, and a lake, this home also offers exclusive lake access, perfect for relaxing walks, enjoying nature, and making the most of the surrounding community amenities. A fantastic opportunity for low-maintenance, worry-free adult living in a well-managed and welcoming building.