



GRASSROOTS
REALTY GROUP

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2203, 11 Chaparral Ridge Drive SE
Calgary, Alberta

MLS # A2218442



\$285,000

Division:	Chaparral		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	790 sq.ft.	Age:	2000 (25 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 529
Basement:	-	LLD:	-
Exterior:	Mixed, Vinyl Siding	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: N/A

Welcome to this inviting second-floor apartment in the well-maintained community of Chaparral Village. Thoughtfully designed and ideally located, this condo offers a comfortable layout and access to convenient amenities, including resident social areas and a dedicated storage unit in the parkade near your parking stall. As you enter the unit, the kitchen greets you to the right with stainless steel appliances—including a stove/oven, dishwasher, and fridge—and a bar-height counter that provides extra seating and seamless flow into the open-concept living room. The cozy living area features a gas fireplace and opens onto a private balcony, perfect for morning coffee or evening relaxation. Both bedrooms include ceiling fans, large windows, and ample closet space, with a well-placed four-piece bathroom easily accessible to both rooms. A separate laundry room adds extra convenience and in-suite storage. Living in Chaparral means access to a lifestyle focused on comfort and community. Enjoy nearby parks, scenic walking paths, and proximity to Lake Chaparral, shopping, and major commuter routes—including quick and easy access to Stoney Trail for convenient travel across the city. Make this home your own, don't miss out!