



GRASSROOTS
REALTY GROUP

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2307, 11 Chaparral Ridge Drive SE
Calgary, Alberta

MLS # A2222055



\$339,900

Division:	Chaparral		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,042 sq.ft.	Age:	2000 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Carpet, Laminate, Vinyl
Roof:	-
Basement:	-
Exterior:	Vinyl Siding, Wood Frame
Foundation:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Elevator, Storage

Water:	-
Sewer:	-
Condo Fee:	\$ 695
LLD:	-
Zoning:	M-1
Utilities:	-

Inclusions: N/A

Welcome to #2307, 11 Chaparral Ridge Drive SE; a spacious 2 BEDROOM + DEN TOP-FLOOR condo in the beautiful, established community of Chaparral. Offering over 1,042 sq ft, this well-maintained unit features an open layout, 2 FULL BATHROOMS, and a bright living space that opens onto a LARGE BALCONY overlooking the peaceful courtyard. The primary bedroom includes a WALK-THROUGH closet and private ENSUITE, while the second bedroom is ideally situated near the main bath. The kitchen is equipped with NEWER STAINLESS STEEL APPLIANCES (2023) including a refrigerator, electric stove, and microwave hood fan. This unit also comes equipped with a TITLED UNDERGROUND PARKING STALL; one of the largest corner stalls. This unit also features an assigned STORAGE LOCKER for added convenience. You'll love the quiet building, the convenience of IN-SUITE LAUNDRY, and the excellent location with easy access to Stoney Trail, nearby parks, river valley, pathways, and amenities. Book your showing today and check out the virtual tour!