



GRASSROOTS
REALTY GROUP

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1116, 428 Chaparral Ravine View SE
Calgary, Alberta

MLS # A2233322



\$319,900

Division:	Chaparral		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	886 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Covered, Enclosed, Heated Garage, Insulated, Parkade, Secured, See Remarks		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 501
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1 d75
Foundation:	-	Utilities:	-
Features:	Laminate Counters, No Animal Home, Open Floorplan, See Remarks, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Window Unit Air Conditioner

Welcome to elegant adult living in the highly sought-after community of Lake Chaparral! This rare, meticulously maintained, main-floor unit, in a 45+ age restricted building, offers lake access privileges and an exceptional lifestyle with every convenience at your fingertips! Enjoy 886 square feet of bright, sun-drenched living space, complete with two spacious bedrooms, two full bathrooms, and a stunning renovation featuring brand new vinyl plank flooring and stainless steel appliances—including a brand new electric stove. The west-facing exposure provides ample direct sunlight, while the private location, with covered concrete patio overlooking greenspace, provides a peaceful retreat. Condo fees cover all utilities, and the building is rich in amenities including a workshop in the parkade, fitness centre/gym, shuffleboard, library, recreation room with full kitchen and TV, and a serene outdoor patio with seating. One underground parking stall (#68), in the heated parkade, is included with this condo unit. This is a rare opportunity to own a mint-condition property in a vibrant, amenity-rich community. Call today—this gem won't last!