



**GRASSROOTS**  
REALTY GROUP

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**1105, 11 Chaparral Drive SE  
Calgary, Alberta**

**MLS # A2237444**



**\$299,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Chaparral                          |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 913 sq.ft.                         | <b>Age:</b>   | 1999 (26 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Titled, Underground                |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Natural Gas   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Laminate   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -  | <b>Condo Fee:</b> | \$ 604 |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame   | <b>Zoning:</b>    | M-1D75 |
| <b>Foundation:</b> | -  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Ceiling Fan(s), No Animal Home, No Smoking Home, Soaking Tub, Storage, Walk-In Closet(s) |                   |        |

**Inclusions:** N/A

Welcome to your dream home in the Chaparral community! This stunning two-bedroom, two-bathroom condo offers over 914 square feet of inviting living space, perfectly designed for comfort and convenience. Located on the desirable ground floor, this unit features a spacious layout that provides privacy and a light-filled ambiance. As you enter, you'll appreciate the thoughtful design, which includes central air conditioning and ample in-unit storage, ensuring all your belongings are neatly organized. Additional storage is available with a separate storage locker catering to your storage needs. Enjoy the luxury of the heated underground parking, which makes the colder months a breeze. The complex also features two party rooms, ideal for hosting gatherings or celebrations. Plus, visitor parking makes entertaining friends and family hassle-free. This condo is in a prime location close to shopping, public transit, and the renowned Blue Devil Golf Course. For outdoor enthusiasts, Fish Creek Park, with its scenic bike paths and picturesque Bow River, is at your doorstep, offering endless opportunities for adventure and relaxation. Don't miss your chance to own this fantastic condo, where modern living meets tranquility in a vibrant community! This property is virtually stag