



**GRASSROOTS**  
REALTY GROUP

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**1113, 11 Chaparral Ridge Drive SE  
Calgary, Alberta**

**MLS # A2257214**



**\$349,900**

<b>Division:</b>	Chaparral		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,114 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, Hot Water, Natural Gas
<b>Floors:</b>	Carpet, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	See Remarks

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 737
<b>LLD:</b>	-
<b>Zoning:</b>	M-1 d75
<b>Utilities:</b>	-

**Inclusions:** N/A

Welcome to a very large (1100+ sq.ft) 2 bedroom/2 bathroom FULLY RENOVATED apartment located in Chaparral Ridge. Your future home is located on the main floor (north side, in a well managed building with a TITLED UNDERGROUND parking spot (conveniently located right by the parkade entrance) and a secure storage locker. The current owner upgraded and updated the unit in 2022, so there's nothing for you to do here, other than ENJOYING LIFE! You will love the high end kitchen with gorgeous brand new cupboards, brand new granite countertops and stainless steel appliances. The bathrooms have been also upgraded with new vanities. New carpet in both bedrooms! Now let's talk about the layout! This has a very rare and super functional floor plan that offers an office/den with an interior window right off the entrance, a large living room with a corner gas fireplace and access to the balcony, a formal dining room and the kitchen. Further down the hall you will find a very large laundry/storage room, a 4PC bathroom, and the two bedrooms. The master bedroom has its own 4PC ensuite. Both bedrooms are spacious. The unit is north facing which is great during the hot summer months. There are no age restrictions for this complex. The complex is conveniently located a short walking distance to the Bow River/Fish Creek Park and their vast pathway system. The Blue Devil golf club is only a 7 minute drive, offering a unique experience in a river valley setting! Super easy access to Stoney Trail and Deerfoot. Book your private showing before it's gone!