



GRASSROOTS
REALTY GROUP

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**1201, 11 Chaparral Ridge Drive SE
Calgary, Alberta**

MLS # A2257555



\$344,000

| | | | |
|------------------|------------------------------------|---------------|-------------------|
| Division: | Chaparral | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 1,107 sq.ft. | Age: | 1999 (26 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Parkade, Titled | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|-----------------------------------------------------------------|-------------------|---------|
| Heating: | Baseboard, Natural Gas | Water: | - |
| Floors: | Linoleum, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 743 |
| Basement: | None | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | M-1 d75 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Elevator, No Animal Home, No Smoking Home, Sauna, Vinyl Windows | | |

Inclusions: N/A

Welcome to 1201, 11 Chaparral Ridge Drive SE — an updated corner unit offering over 1,100 sq. ft. of bright, open living space. This one feels big the moment you walk in. You’ve got 2 bedrooms, 2 bathrooms, and a large den that works perfectly as a home office or extra lounge. The primary suite comes with its own ensuite and walk-in closet, while the second bedroom is ideal for guests or a roommate. Everything’s been refreshed — new LVP flooring, flat ceilings, freshly painted cabinets, newer lighting, and a full repaint throughout. It’s clean, stylish, and completely move-in ready. You’ll love the location too. This corner unit faces the centre of the complex and comes with two titled underground parking stalls. Chaparral Ridge is a quiet, established community close to Fish Creek Park, Blue Devil Golf Course, schools, shops, and quick access to Stoney and Macleod. If you’re after space, comfort, and convenience — this one checks all the boxes. For more information, photos, and a 360 degree tour, click the links below!