



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

222, 428 Chaparral Ravine View SE
Calgary, Alberta

MLS # A2274358



\$294,900

Division:	Chaparral		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	789 sq.ft.	Age:	2009 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 462
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	M-1d75
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Elevator, Laminate Counters, No Animal Home		

Inclusions: Portable A/C Unit. Works but no warranty

Secure 45+ Adult Living Condo with Lake Access Welcome to this beautifully updated 2-bedroom, 2-bathroom condo located in a 45+ adult living community, offering both comfort and an active, social lifestyle. Set on the second floor for added security, this move-in-ready home features brand-new paint and flooring throughout, giving it a fresh, modern appeal. The thoughtfully designed layout includes a bright living area, functional kitchen, and the convenience of in-suite laundry. The spacious primary bedroom features its own private ensuite, while the second bedroom and additional full bathroom provide flexibility for guests or a home office. Enjoy a very secure building with exceptional amenities, including underground parking, a fully equipped fitness gym, communal kitchen, and inviting gathering areas where residents can enjoy planned social activities and events. Ideally located steps from a park, walking paths, and a lake, this home also offers exclusive lake access, perfect for relaxing walks, enjoying nature, and making the most of the surrounding community amenities. A fantastic opportunity for low-maintenance, worry-free adult living in a well-managed and welcoming building.