



**2105, 11 Chaparral Ridge Drive SE
Calgary, Alberta**

MLS # A2287508



\$299,900

Division:	Chaparral		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	911 sq.ft.	Age:	2000 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 604
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	-	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this meticulously maintained 2 bedroom, 2 bathroom ground floor condo in the desirable community of Chaparral. Offering over 900 sq ft of functional living space, this well-designed unit features two spacious bedrooms including a primary bedroom with walk-in closet and private 4-piece ensuite. The open concept layout showcases upgraded luxury vinyl plank flooring, a functional kitchen with peninsula and breakfast bar, and spacious living and dining areas filled with natural light from the west-facing exposure, with direct access to the west-facing patio. A generously sized laundry room with additional storage adds everyday convenience. Located just a short walk from the main entrance, this unit includes titled underground heated parking ideally positioned across from the parkade door for easy access, along with a party room and ample visitor parking in this well-managed building. Enjoy quick access to Stoney Trail and Deerfoot Trail, close proximity to Fish Creek Provincial Park, ravines and pathway systems, plus nearby shopping, schools and transit.