



GRASSROOTS
REALTY GROUP

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

**1106, 11 Chaparral Ridge Drive SE
Calgary, Alberta**

MLS # A2288317



\$309,900

Division:	Chaparral		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	910 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 609
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: None

SUPERB 2bdrm + 2bath over 900sq.ft. main floor condo with \$35K+ RECENT UPDATES in the sought-after community of Chaparral, minutes from shopping and amenities! Unit features large white kitchen with breakfast bar, living room with double sliding glass doors too outdoor sitting area, primary bedroom with walk-through closet and stunning NEWLY RENOVATED BATHROOM, second bedroom with second renovated bathroom. In-suite laundry/storage room. Did we mention new paint, new flooring, new bathrooms, new light fixtures? MAIN LEVEL living makes for convenient access plus easy outdoor entertaining. Unit comes with HEATED TITLED PARKING stall plus assigned storage locker. CONDO is well managed and offers plenty of visitor parking and a party room that's available for use/rental. The community of Chaparral isa sought-after area with schools, beautiful walking paths, ravines, shopping & easy access to transit, Fish Creek Park & more. RECENT UPDATES \$35K+ value - new flooring (2025), new bathrooms (2025), new paint (2025), new light fixtures (2025)