



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

**MLS # A2288317**



**\$309,900**

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

<b>Heating:</b>	Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 609
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1 d75
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	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)