



**118, 428 Chaparral Ravine View SE  
Calgary, Alberta**

**MLS # A2303075**



**\$264,900**

<b>Division:</b>	Chaparral		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	771 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Radiant	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 438
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1 d75
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** vinyl plank pieces to match newly installed flooring

Comfortable, refined adult living in the sought-after community of Chaparral! This beautifully refreshed main-floor condo in Chaparral Pointe (45+ complex) offers a wonderful balance of convenience, community, and full Lake Chaparral access for year-round recreation. With 770 sq. ft. of bright, open living space, this home is designed for easy living. Recent updates include new paint, new soundproof vinyl plank flooring, modern lighting, new window coverings and updated plumbing including new kitchen faucet & toilets. The open dining and living area flows effortlessly onto a private patio perfect for morning coffee, hosting friends, or simply unwinding. The generous primary bedroom features a walk-in closet, while the second bedroom provides flexible space for guests, or a home office. You'll also appreciate the convenience of in-suite laundry, large storage and heated underground parking. Residents of Chaparral Pointe enjoy a well-managed, amenities-rich lifestyle, including a fitness center, library, workshop, clubhouse, daily social activities, and exclusive access to the much-loved Lake Chaparral. Condo fees include electricity, water, and heat making budgeting simple. This home is truly move-in ready. Don't miss your chance, homes in this exceptional complex are in high demand.