



**2209, 11 Chaparral Ridge Drive SE  
Calgary, Alberta**

**MLS # A2179344**



**\$350,000**

<b>Division:</b>	Chaparral		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	1,037 sq.ft.	<b>Age:</b>	2000 (24 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Fireplace(s)	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 643
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

**Inclusions:** All furniture included except select excluded goods

Welcome to this freshly painted, bright, and spacious 2-bedroom plus den condo in the highly desirable neighborhood of Chaparral! This open-concept layout showcases a functional kitchen equipped with white appliances, crisp white cabinetry, and a large breakfast bar—perfect for casual dining and entertaining. The kitchen and dining area are bathed in natural light and seamlessly connect to the comfortable living room, where a cozy gas fireplace sets the scene for family meals, gatherings with friends, or relaxing movie nights. The primary suite is spacious enough for a king-sized bed and nightstands and features a walk-through closet with plenty of room for all your wardrobe essentials. A private 4-piece ensuite bath completes this retreat, providing a tranquil space to relax and refresh. An additional large bedroom and den offer flexibility for a home office, guest room, or extra family space. Conveniently located across from the second bedroom, the additional 4-piece bathroom adds both comfort and convenience. Just off the entrance, you’ll find a spacious laundry and storage room, adding extra utility and organization to your space. Step outside to the generous balcony with a gas line for a BBQ—an ideal spot to unwind and enjoy the outdoors at the end of the day. This exceptional condo includes a titled parking spot in a heated underground parkade, a designated storage unit, and ample visitor parking. Located near Fish Creek Park, schools, shopping, transit, walking and biking trails, with quick access to major routes, this condo is a true gem and a must-see!