



**GRASSROOTS**  
REALTY GROUP

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**340, 428 Chaparral Ravine View SE**  
**Calgary, Alberta**

**MLS # A2194854**



**\$334,999**

<b>Division:</b>	Chaparral		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Low-Rise (1-4)		
<b>Size:</b>	885 sq.ft.	<b>Age:</b>	2008 (17 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>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 501
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-1 d75
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home		

**Inclusions:** N/A

Welcome to this Age 45+ 2 bed and 2 bath top floor apartment unit located in the sought after community of Chaparral. This unit has open floorplan layout with black appliances and raised breakfast bar. Lots of natural sunlight from large windows and patio doors. Master bedroom with walk-in closet and 4pc ensuite. The comfy and spacious second bedroom is perfect for your office or guest. In-suite laundry and one titled underground parking stall #28. Monthly condo fee include heat, water and electricity. This building has exercise room and lots of visitor parking stalls available for your guest. You also get lake access to lake Chaparral and its facilities. Easy access to Stoney Trail and Deerfoot Trail. Minutes from nearby bus routes, shopping, restaurants etc. Close to walking and biking pathways. Exceptional value for this well managed and secure building.