



GRASSROOTS
REALTY GROUP

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

1209, 11 Chaparral Ridge Drive SE
Calgary, Alberta

MLS # A2202472



\$342,500

Division:	Chaparral		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,023 sq.ft.	Age:	1999 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Door Opener, Heated Garage, Secured, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 684
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: Storage shelves in laundry room

*** Please click on "Videos" for 3D tour *** Beautiful, clean, 2 bedroom plus den condo facing the courtyard in very desirable Chaparral Ridge! Amazing features include: 1023 sq ft, 1 titled/heated/underground parking space, 1 assigned storage locker, in suite laundry (vented outside), air conditioning (wall unit), newer stainless steel appliances, newer Luxury Vinyl Plank flooring, good sized deck/balcony with gas line for BBQ, massive primary bedroom with walk-through closet and 4-piece en suite bathroom, granite countertops and much more! Location is outstanding - near all schools/amenities, very easy access to Deerfoot Trail/Stoney Trail/MacLeod Trail and walk 1 block to Fish Creek Park! Vacant, clean and ready for a new owner!