



**2105, 11 Chaparral Ridge Drive SE
Calgary, Alberta**

MLS # A2206278



\$319,900

Division:	Chaparral		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	909 sq.ft.	Age:	2000 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 604
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: all window coverings

Welcome home to this well-maintained and move-in-ready, 2-bedroom, 2-bathroom condo in the sought-after community of Chaparral. Offering over 900 sq.ft. with a spacious open-concept layout, this unit features new luxury vinyl plank flooring throughout the main living areas, the large living room opens to the patio with natural gas BBQ outlet and the well-appointed white kitchen boasts ample cabinetry, a raised breakfast bar and dining area. The primary bedroom has a walk thru closet and a 4-piece ensuite bathroom. A spacious second bedroom and a full second bathroom provide great flexibility for guests, family, or a home office. Additional conveniences include in-suite laundry, a titled underground heated parking stall, and an assigned storage locker. This well-managed building offers plenty of visitor parking for your guests, a social/party room that can be rented out for gatherings and is located just minutes from walking paths, the ravine, shopping, transit, and schools.