

\$289,900 - 1314, 11 Chaparral Ridge Drive Se, Calgary

MLS® #A2090067

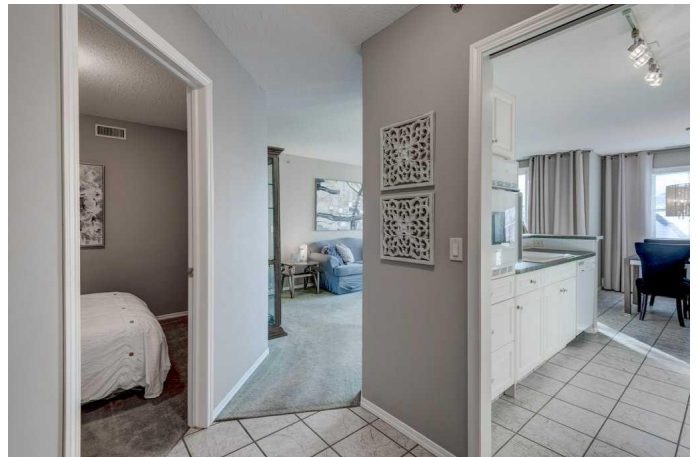
\$289,900

2 Bedroom, 2.00 Bathroom, 1,107 sqft

Residential on 0.00 Acres

Chaparral, Calgary, Alberta

Perched high on the top floor, this coveted corner unit boasts a southern exposure, featuring a large deck that is bathed in sunlight. With over 1100 square feet of living space, it showcases 2 bedrooms plus a versatile den, along with a host of exclusive features that set it apart from the rest. This is a 2 bedroom plus den floorplan converted into 1 bedroom, 1 den/bedroom and a flex room. Step into the open-concept design, where a sleek galley kitchen awaits. Equipped with a gas cooktop and wall oven, this culinary haven also features a breakfast bar and designated dining area. Expansive windows and patio sliders illuminate this space with natural radiance. The primary suite unveils a haven large enough for a king-size bed, complemented by a oversized walk-through closet that leads to an ensuite boasting a freestanding clawfoot soaker tub. The double doors opening off the primary suite would be a perfect space for a dedicated work from home office, a cozy nursery, a serene owner's retreat, a giant closet or converted back to the original 2nd bedroom floor plan. For those who crave convenience and versatility, the den can serve as a 2nd bedroom, your private sanctuary, or a flex space offering endless possibilities. The guest bath is a testament to luxury, featuring an enormous 6-foot walk-in shower that rivals a spa experience. You'll find modern comfort in the form of an A/C unit and a convenient gas hookup for your barbecuing pleasures. Separate laundry and utility room,



providing in-unit storage that's both functional and discreet. There is a heated, underground parking, and your belongings have a secure home in the assigned storage locker. Ample guest parking right at the front door. Public transit is a stone's throw away with proximity to a wealth of additional amenities, including schools, parks, shopping, restaurants, pathways, Fish Creek Park, Golf Course, nearby access to Stoney Trail, Macleod Trail, and the South Campus Hospital, making the Chaparral community a popular and desirable location.

Built in 2000

Essential Information

MLS® #	A2090067
Price	\$289,900
Sold Price	\$300,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,107
Acres	0.00
Year Built	2000
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	1314, 11 Chaparral Ridge Drive Se
Subdivision	Chaparral
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 1P7

Amenities

Amenities	Elevator(s), Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Stall, Underground

Interior

Interior Features	See Remarks
Appliances	Central Air Conditioner, Dishwasher, Gas Cooktop, Microwave Hood Fan, Oven-Built-In, Refrigerator, Washer/Dryer
Heating	Baseboard, Hot Water
Cooling	Central Air
# of Stories	3

Exterior

Exterior Features	Playground, Storage
Construction	Vinyl Siding, Wood Frame

Additional Information

Date Listed	November 2nd, 2023
Date Sold	November 13th, 2023
Days on Market	11
Zoning	M-1 d75
HOA Fees	0.00

Listing Details

Listing Office	CIR REALTY
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