

\$372,000 - 109, 428 Chaparral Ravine View Se, Calgary

MLS® #A2155027

\$372,000

2 Bedroom, 2.00 Bathroom, 892 sqft

Residential on 0.00 Acres

Chaparral, Calgary, Alberta

Welcome to a delightful 45+ adult community offering a perfect blend of comfort, convenience, and serene living. This charming 892 sq. ft. two-bedroom, two-bathroom condo is an ideal retreat with modern amenities and a vibrant neighborhood atmosphere. The condo features a stylish kitchen with granite countertops, a spacious living area, and a ground-level patio, perfect for relaxing or entertaining guests. With TWO TITLED underground parking stalls, you'll never worry about parking again. The inclusive condo fee covers ALL UTILITIES (except internet), allowing you to enjoy a comfortable lifestyle year-round without the extra cost. Additionally, some furniture can be included if the buyer desires, making this move-in-ready condo an even more attractive option.

The building offers many amenities, including a gym, a cozy library, a hobby room, and a friendship room perfect for hosting parties and community gatherings. Located in a picturesque area, you'll enjoy nature and wildlife, with proximity to Fish Creek Park, the Bow River, and local golf courses. The convenience of walking to lab services, medical clinics, dentists, stores, and restaurants enhances the ease of daily living. As a resident, you'll have year-round access to Lake Chaparral, where you can enjoy various activities, from tennis and basketball to fishing, and kayaking, and a sandy beach, perfect for cooling off in a hot summer. There are many BBQ areas, a great waterfall, and many



playgrounds. Winter offers its own charm with ice fishing, skating, and a hockey rink. The lake also hosts fireworks on New Year's Eve. This condo is more than a home; it's a lifestyle. Don't miss this incredible opportunity to live life to the fullest in a friendly, well-kept community. Contact us today to schedule a viewing and make this wonderful condo your new home!

Built in 2008

Essential Information

MLS® #	A2155027
Price	\$372,000
Sold Price	\$355,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	892
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	109, 428 Chaparral Ravine View Se
Subdivision	Chaparral
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X0A5

Amenities

Amenities	Picnic Area, Recreation Facilities
Parking Spaces	2
Parking	Garage Door Opener, Heated Garage, Parkade, Titled, Underground

Interior

Interior Features	Ceiling Fan(s), Elevator, No Animal Home, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	3
Basement	None

Exterior

Exterior Features	Private Entrance
Roof	Asphalt Shingle
Construction	Stone, Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 2nd, 2024
Date Sold	August 22nd, 2024
Days on Market	20
Zoning	M-1 d75
HOA Fees	371.64
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
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