\$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

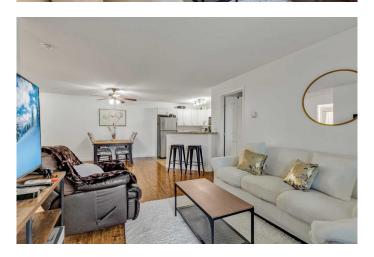
Chaparral, Calgary, Alberta

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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