

\$329,900 - 1304, 11 Chaparral Ridge Drive Se, Calgary

MLS® #A2159564

\$329,900

2 Bedroom, 2.00 Bathroom, 910 sqft

Residential on 0.00 Acres

Chaparral, Calgary, Alberta

Welcome to this charming 2-bedroom, 2-bathroom condominium nestled in the highly sought-after Chaparral Ridge neighbourhood of Calgary. This home is perfect for first-time buyers or savvy investors, alike. A standout feature is the exceptionally large primary suite, spacious enough to comfortably fit a king-sized bed, and boasts a walk-through closet leading to an updated private ensuite bathroom. The large second bedroom offers ample space for guests, a home office, or additional family members, and is conveniently located near the four-piece main bathroom. Enjoy the comfort of a heat pump that provides both heating and air conditioning, and cozy up to the gas fireplace on chilly evenings. Step outside to your south-facing balcony, complete with a BBQ gas line, perfect for summer grilling. The entire unit has been freshly painted, offering a bright and welcoming ambiance. Additional conveniences include in-suite laundry tucked away in a generously sized storage room, providing extra space for all your essentials; a heated 3x6 storage locker; and a heated, underground, titled parking stall, with the possibility of renting an additional exterior spot. Visitors will also appreciate the ample parking available. Located in the Chaparral Village complex, this pet-friendly building (with board approval, excluding dogs) offers easy access to major routes like Stoney and MacLeod Trails. You'll also find schools, shopping, golf, and scenic walking trails leading to Lafarge Meadows and Fish Creek Park just a stone's



throw away. Available for immediate possession. Don't miss out on this fantastic opportunity to call Chaparral Ridge your new home! ***Some photos have been virtually staged to show the potential of the home.***

Built in 1999

Essential Information

MLS® #	A2159564
Price	\$329,900
Sold Price	\$325,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	910
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	1304, 11 Chaparral Ridge Drive Se
Subdivision	Chaparral
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 3P7

Amenities

Amenities	Elevator(s), Party Room
Parking Spaces	1
Parking	Parkade, Underground

Interior

Interior Features	Ceiling Fan(s), Laminate Counters, No Smoking Home, Storage
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,

	Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Fireplace(s), Heat Pump
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	3

Exterior

Exterior Features	Balcony, BBQ gas line
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Wood Siding

Additional Information

Date Listed	August 22nd, 2024
Date Sold	September 4th, 2024
Days on Market	13
Zoning	M-1 d75
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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