



## 11 Chaparral Ridge Drive Calgary Alberta

\$319,900

\*\*\*BRAND NEW FLOORING AND PAINT THROUGHOUT\*\*\*Welcome to your dream home, a cozy two bedroom, two bathroom condo featuring a spacious layout that provides privacy and a light-filled ambiance and offering 960 square feet of inviting living space, on the desirable ground floor, perfectly designed for comfort and convenience, in the sought-after community of Chaparral. Unit is located on the West side of the building and features an Entryway with Closet, a Dining Area, a large Kitchen with Breakfast Bar, a Living Room with double sliding glass doors to a patio c/w BBQ gas outlet, a Primary Bedroom with walk-through closet to a full 4 Piece Ensuite Bathroom, second Bedroom with a second full 4 Piece Bathroom and an In-Suite Laundry/Storage Room. Additional storage is available with an assigned Separate Storage Locker #104 on the main floor, catering to your storage needs. Enjoy the luxury of the Titled Heated Underground Parking #44. Chaparral Village is a Well-Managed Complex with No Age Restrictions, featuring two Party Rooms, available for use/rental, ideal for hosting gatherings or celebrations, plus abundant Visitor Parking to make entertaining friends and family easy. The Site is in a prime location, close to Schools, Shopping, Public Transit, and the popular Blue Devil Golf Course (7 minutes). For outdoor enthusiasts, Fish Creek Park, with its scenic Pathways and picturesque Bow River, is at your doorstep, offering endless opportunities for adventure and relaxation. Easy access to Stoney Trail and Deerfoot Trail. Don't miss your chance to own this fantastic condo, where modern living meets tranquility in a vibrant community! (id:6769)

Living room 16.50 Ft x 12.50 Ft

Kitchen 11.50 Ft x 8.83 Ft

Primary Bedroom 15.42 Ft x 10.67 Ft

Bedroom 15.42 Ft x 10.67 Ft

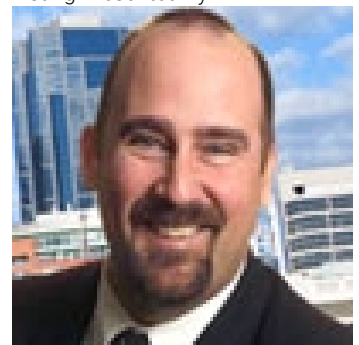
4pc Bathroom 7.83 Ft x 4.83 Ft

4pc Bathroom 7.83 Ft x 4.83 Ft

Laundry room 8.33 Ft x 4.50 Ft

Dining room 10.08 Ft x 7.67 Ft

Listing Presented By:



Originally Listed by:  
Royal LePage Solutions

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca